

PL

# PARK LANE

36A THE CLIFFS, BRITANNIA HEIGHTS



# Positioned Within the View

At 36a The Cliffs, the boundary between home and horizon quietly dissolves. Light moves through the living spaces as the sea surrounds you, the outlook wrapping the home in an ever-changing coastal panorama. The connection continues as you move through the house and down to the outdoor kitchen fully equipped, beautifully positioned, and set within lush, established gardens, with the view still unfolding before you.

Here, long evenings unfold effortlessly. The sound of water, the softness of light, the sense of being immersed in sea and sky. Three bedrooms, including two ensuites, offer retreat and privacy, while the home as a whole is designed for calm, connection, and ease.

This is not a home that looks at the view.  
It lives within it.



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INFORMATION PACK

## PROPERTY INFORMATION

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# Property Details

PRICE	PRICE BY NEGOTIATION
BEDROOMS	3
BATHROOMS	2
FLOOR AREA	206m <sup>2</sup>
LAND	1042m <sup>2</sup>

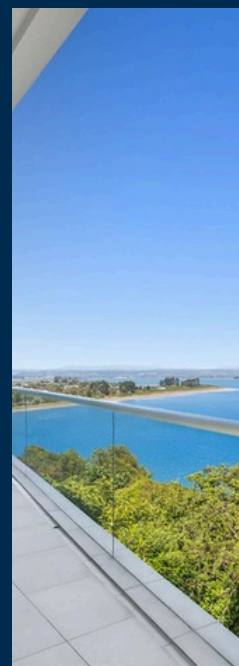
# Legal & Council

## LEGAL DESCRIPTION

LOCATION	36A The Cliffs, Britannia Heights
LEGAL DESCRIPTION	LOT 2 DP 17313-INT IN R/W
CERTIFICATE OF TITLE	DP 17313
ESTATE	Freehold
LAND AREA	1042 square metres (more or less)

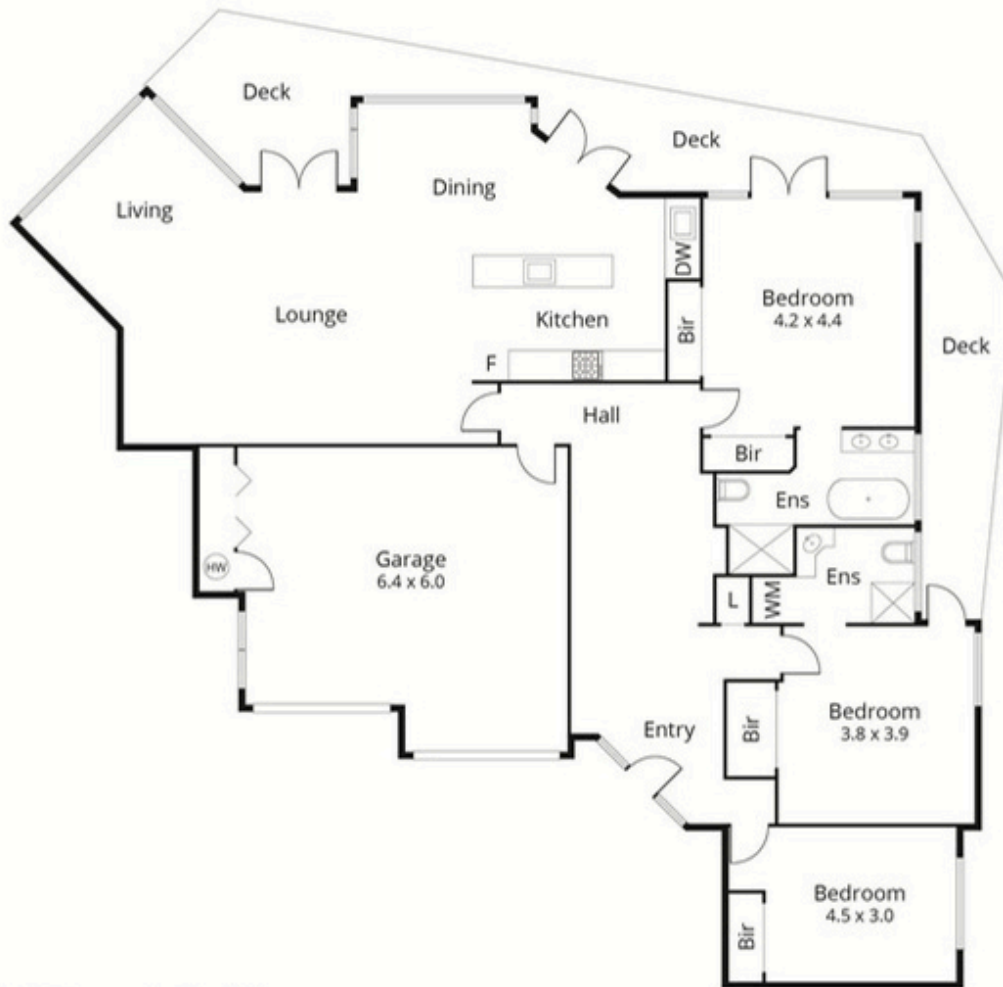
## COUNCIL & RATES

TERRITORIAL AUTHORITY	Nelson City Council
ZONE	Residential Zone C
RATING VALUATION	\$1,600,000
RATES	\$6,402.86





# FLOOR PLAN



## 36A The Cliffs, Britannia Heights

This floor plan has been prepared with all due care to the accuracy of the above information. Purchasers are advised to make their own investigations.

FOR VISUAL PURPOSE ONLY

Drawings are approximate only and to be used for visual representations only.

ABOUT US

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# PARK LANE

Park Lane delivers premium expertise, considered care, and a level of dedication reserved for Nelson's finest homes. Success in the upper-tier market requires focus and specialist capability, and we operate with a standard of execution that reflects the expectations of discerning clients and the calibre of the properties we represent.

Sharron, Brand Owner and Luxury Property Advisor, leads the business with a results-driven, client-first philosophy. Her career is defined by securing outcomes that genuinely elevate her clients' quality of life. With refined market insight, an intuitive understanding of premium buyer behaviour, and a disciplined approach to strategy and negotiation, she ensures every property is positioned with purpose and precision.

Sharron's process is meticulously tailored, designed to navigate the complexities of high-value real estate and maximise the potential of each home she brings to market.

At Park Lane, clients benefit from a curated, boutique approach underpinned by forward-focused marketing, specialist knowledge of the premium segment, and an unwavering commitment to quality at every touchpoint.

Your property isn't simply listed, it's showcased in a way that amplifies its strengths and outperforms in-market expectations.

Enquire with Park Lane today to activate a more sophisticated and strategically led property journey.



## Sharron Wetere

LUXURY PROPERTY ADVISOR

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