Bays PROPERTY CO.



18 Lodder Lane, RIWAKA







18 LODDER LANE, RIWAKA

A Much-Loved Home, Offered for the Very First Time!

3 1 2 130m² 958m²

Coming to the open market for the very first time, this solid stucco home presents a fantastic opportunity for buyers seeking space, comfort and practicality, all set on a generous 958sqm section surrounded by established gardens and an abundance of mature fruit trees.

Stepping inside, the home offers a welcoming and comfortable layout, with three generously sized double bedrooms providing plenty of space for the whole family. The master bedroom enjoys direct access to the front north-facing deck, creating a lovely spot to soak up the sunshine and enjoy a quiet morning coffee. With two fireplaces throughout the home, you'll appreciate the warmth and comfort on offer during the cooler months, making this a home to enjoy throughout the seasons.

Outside, the generous section offers plenty of room to enjoy, with established gardens and an abundance of fruit trees adding character, privacy and charm. Whether you enjoy gardening, growing your own produce or simply having space around you, there's plenty here to appreciate.

One of the real standouts of this property is the impressive amount of garaging, storage and workspace on offer. A separate single garage with a remote-controlled door is complemented by a dedicated workshop area and woodshed, while an additional single garage positioned at the front of the property provides even more space for vehicles, tools, hobbies or general storage. The concrete driveway adds to the practicality, making this an ideal property for those who appreciate having room for all the extras.

With its solid construction, generous proportions and established surroundings, this is a property that offers plenty of opportunity to move in and enjoy as it is, while also providing scope to add your own personal touches over time.

Whether you're a first-home buyer, a growing family, looking to downsize without sacrificing space, or simply searching for a property with fantastic garaging and outdoor areas.

Offered to the open market for the very first time, this is a wonderful opportunity to secure a much-loved home on a generous section and make it your own.

Get in touch today to arrange your private viewing!

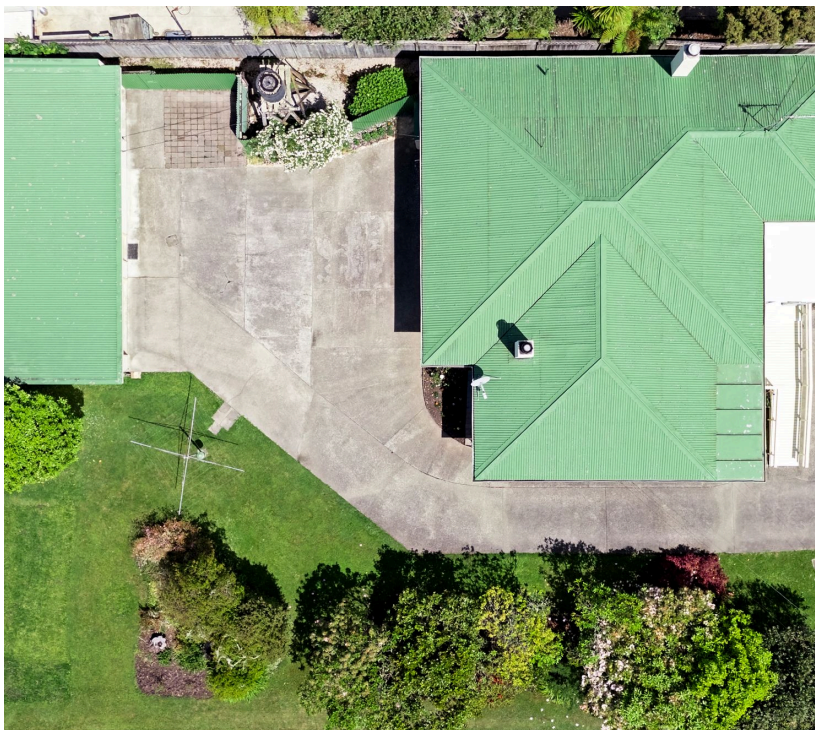












Legals

Land area	958m²
Floor area	130m²
Tenure	Freehold
Rateable value	580000
Land value	350000
Improvement value	230000
Rates	$3,869.57
Council zone	Rural 1

Energy

Heating	Wood burner x2
Insulation	Partial ceiling and underfloor
Windows	Single Glazed
Water heating	Electric
Ventilation	Rangehood

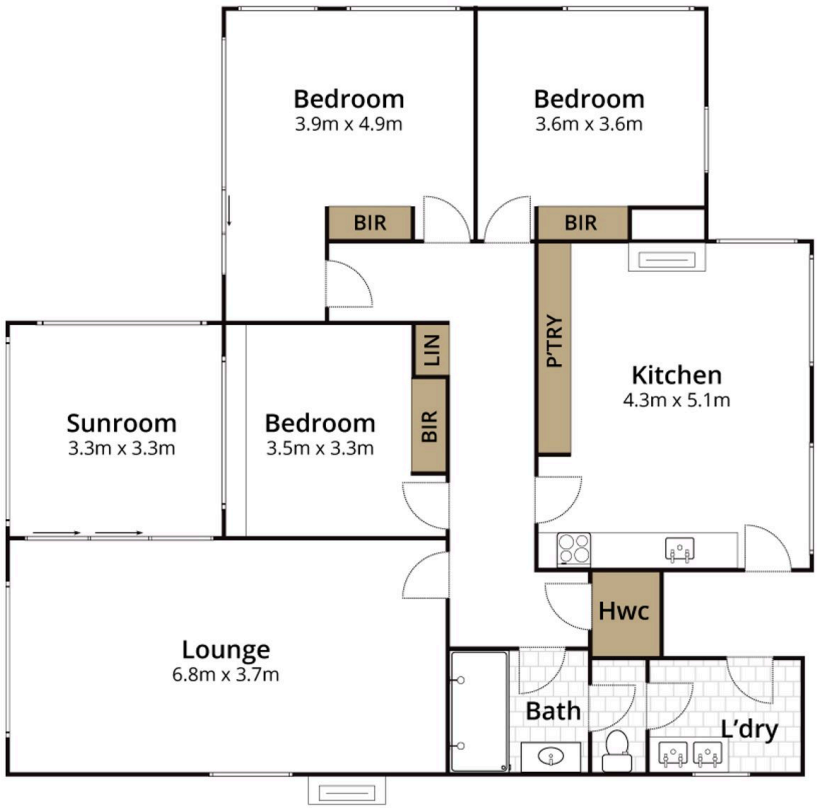
Construction

Decade built	1950's
Exterior	Stucco
Roof	Corrugated Iron
EQC Claim	n/a
Insurer	State Insurance

Chattels

Automatic garage door facility, Window coverings, Clothesline, Stove, Fixed floor coverings, Light fittings, Rangehood

Floor Plans



Whilst **bwrm.com.au** has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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Property. Done Properly.



We are Bays Property Co.

This is Bays.

A fresh perspective on real estate, backed by experience.

Founded on the belief that exceptional service, premium marketing and fairer fees should go hand in hand, Bays Property Co brings a more considered approach to selling property in Nelson Tasman.

Built by experienced local agents with a proven track record, Bays combines the strength of a genuinely collaborative team with thoughtful marketing, transparent pricing and a commitment to achieving outstanding results.

One simple fee. No upfront costs. Premium marketing, always.

Distinctive by design. Collaborative by nature. Committed to doing things properly.

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