

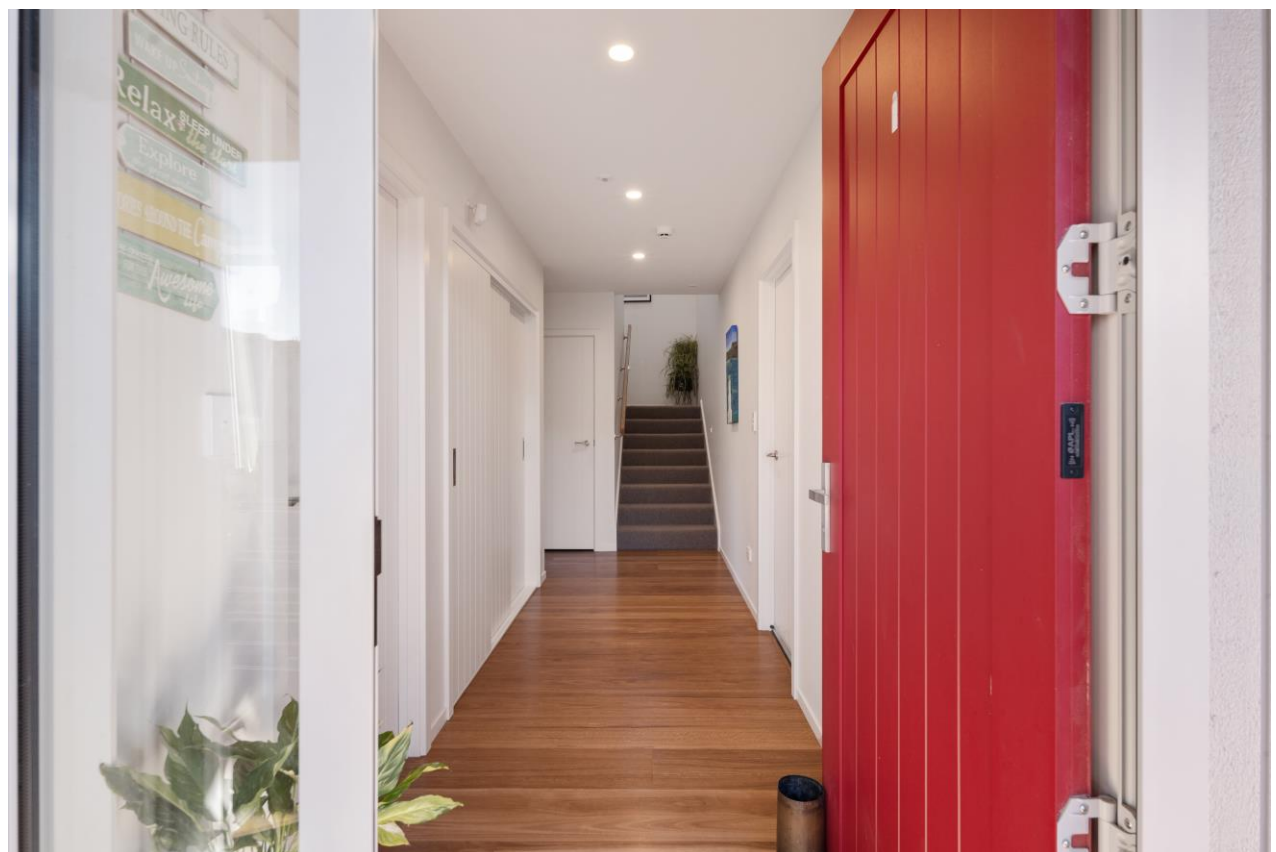
# Soak Up the Harbour Views in Style

**9 McLean Drive, Havelock,  
Marlborough 7100**

**New build Home + small town lifestyle + Potential income**

**Price by negotiation**





## **PROPERTY OVERVIEW**

|                                                  |                                       |                                             |
|--------------------------------------------------|---------------------------------------|---------------------------------------------|
| Floor Area: 210m2                                | Land Area: 701m2                      | Title: Freehold                             |
| CoC: 2024                                        | Title #: 290695                       | Lot 3 DP 371893                             |
| Marlborough DC                                   | Shadowclad Exterior, coloursteel roof | Fibre Internet                              |
| 3 Bedrooms                                       | 2.5 bathrooms                         | 2 office spaces                             |
| Fully insulated 2 car garage, garage door opener | Ecospring Hotwater cylinder           | Wiring for external power source downstairs |
| Wired internal smoke alarms                      | EV wiring in garage                   | Security system                             |
| Rain water tank and mains water supply           | Mains sewage supply                   | Heat pump and HRV                           |
| Dishwasher                                       | Nectre woodfire/oven                  | Wool carpet                                 |
| Double oven                                      | Rangehood                             | 4 ring induction cooktop                    |
| Curtains                                         | Fixed floor coverings                 | Roofed 6m container/woodshed                |

Embrace the best of modern Marlborough living in this stunning double-storey home, perfectly positioned in a quiet Havelock cul-de-sac just minutes from the marina and the gateway to the beautiful Marlborough Sounds.

Relaxed living and entertaining, the open-plan kitchen, dining, and living area flows seamlessly to a sun-soaked deck where you can soak in the harbour views. The sleek kitchen features an induction cooktop, large double oven, scullery and a movable breakfast bar for added flexibility. A woodfire that doubles as a cooker keeps the home cosy through winter, while an HRV system and Eco Spring hot water cylinder add to the year-round comfort.

Downstairs, a spacious bedroom with ensuite provides excellent guest accommodation, while upstairs, two additional bedrooms share a Jack-and-Jill bathroom along with an additional toilet. The master suite enjoys sweeping harbour views and a generous walk-in wardrobe - the perfect private retreat.

Neutral tones throughout offer a fresh, modern canvas ready for your personal touch. Outside, the immaculate, easy-care section includes raised vegetable gardens, a rainwater tank with filters,

and a fully insulated garage complete with wiring for an EV charger.

This is an exceptional opportunity to enjoy contemporary comfort, thoughtful design, and a peaceful coastal lifestyle - all within easy reach of Havelock's cafes, marina, and scenic Sounds.

## LIFESTYLE

Spend weekends fishing in the many areas available, either fishing the Pelorus or Wakamarina rivers or out in the Pelorus or Queen Charlotte Sounds.

Explore the many native bush walks or stay overnight at one of the beautiful DOC camps within the sounds.

A safe, welcoming rural community with nature on your doorstep.

## SCHOOLS

5 minutes walk to Havelock School

30 minutes to Blenheim, Marlborough Girls and Marlborough Boys

1 hour to Nelson

## **BUYER INFORMATION**

Buyers are advised to complete their own due diligence, including:

- LIM report
- Building inspection

Property file available:

<https://www.marlborough.govt.nz/services/property-files-online?searchType=Property+Number&propertyNumber=PN529875>