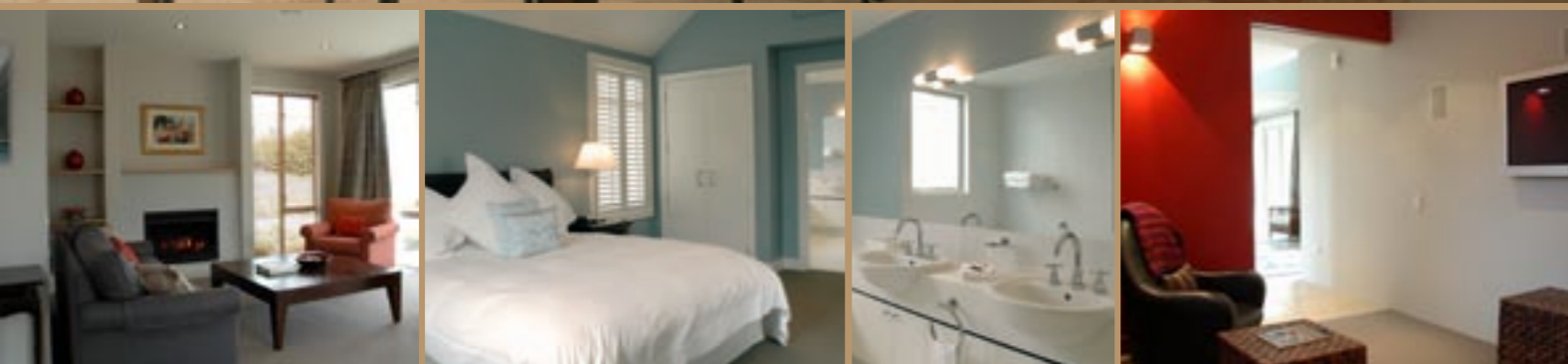
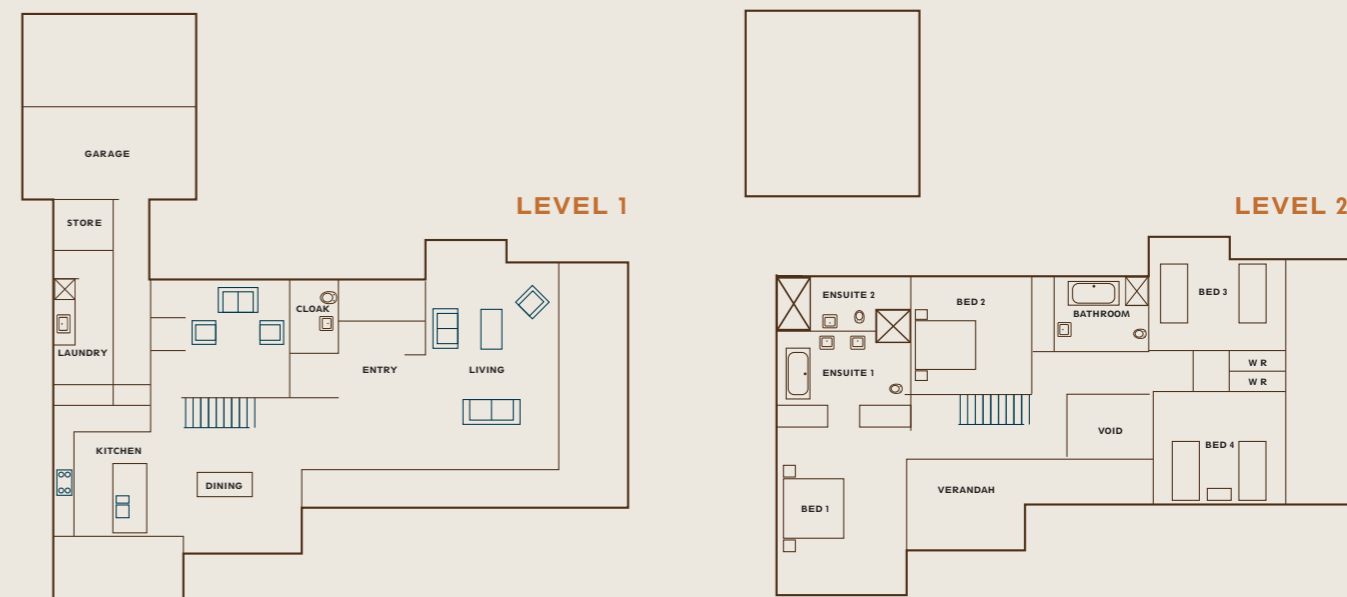




FAIRWAY HOMES

ORCHARD HILL 3



Main picture: Kitchen and dining area. Left to right: Living area, master bedroom, master bedroom ensuite, entertainment area. Back page: Exterior front facing.

RACK RATE (\$) incl. GST		NUMBER OF ENSUITES	2			
PROPERTY SIZE m²	338	SEPARATE BATHROOMS	1			
MAX OCCUPANCY	6	SEPARATE TOILET	1			
NON SMOKING	YES	FIRE	1			
NUMBER OF BEDROOMS	4	GARAGE (AVAILABLE FOR GUEST)	YES			
BEDS	KING	QUEEN	SINGLE	SPA OR POOL	NO	
	1	1	4	MOUNTAIN VIEW	YES	GOLFCOURSE VIEW

Upon entering this spacious, light and airy house, you are welcomed into the tastefully decorated open plan living area. French and bi-folding doors around the west and north facing walls allow the living space to flow outside, embracing

New Zealand's outdoor lifestyle. Tucked away from the open-plan living area is a nook for visual entertainment, featuring a plasma television with a DVD player and surround sound audio system.

This two-storey house features a large master bedroom with a super king size bed, ensuite (with shower and bath) and an adjoining balcony overlooking the first green and the second tee - perfect for an outdoors brunch or a quiet evening drink.

There are two other bedrooms, which each contain two single beds and share a bathroom with shower and bath. There is a further guest bedroom with a queen size bed and ensuite. A portion of the north-facing wall can be slid back to

allow light into the room and to overlook the upstairs balcony. On warm summer evenings, the patio is perfect for outdoor drinks and dining. This house is fitted with underfloor heating, a gas fire in the lounge, a full laundry, Sky TV,

a multi-zone CD player and a garage. Guests at Orchard Hill 3 have full access to all the Millbrook facilities including the golf course, restaurants and bar, gym, saunas, spa pools, heated lap pool and much more.