McLeod REAL ESTATE

Web ID AUW4581824

19 Walshs Road

Allenton, Ashburton





Quarter Acre Steal

So. Much. Space. This 1950's brick and plaster family home sits on a generous section, just perfect to live the kiwi quarter acre dream or as an investment to possibly subdivide later.

An open plan kitchen, dining and living room means dinner can be prepared while the rest of the family set the table or keep warm in front of the log fire. A large sunroom creates plenty of extra space for the kids to play on rainy days.

The three bedrooms are all large enough to accommodate double beds and have plenty of built-in storage.

This north-facing home has two heat pumps, a log fire and an HRV system to keep the chill away. A separate laundry, wood shed and a single lock-up garage with carport complete the picture.

Call now to find out more and make the dream happen.









Property Information

DescriptionResidentialLegal DescriptionLot 20 DP 469TitleCB652/21

Rateable Value (as at 1st July 2024)
Improvement Value \$260,000
Land Value \$300,000
Capital Value \$560,000

House Area 150m² Land Area 1052m²

Bedrooms3Bathrooms1Garage1

Approximate Age 1958 Roof Iron

Cladding Brick and plaster

Window Joinery Timber
Glazing Single
Insulation Ceiling, floor

Heating Heat pump, log burner,

HRV system

Rates (as at date of listing)

 Ashburton
 \$3395.18 pa

 ECAN
 \$469.92 pa

 Total
 \$3865.10 pa

Chattels

Clothesline, cooktop, curtains, dishwasher, fixed floor coverings, garden shed, heat pump (x2), light fittings, rangehood, smoke detector, under bench oven.

EXCLUDED - Spa pool in backyard.

Additional Information

EQC Claim Status - **Sept 2010 to Dec 2011**No registered claim

Building Permits and Consents

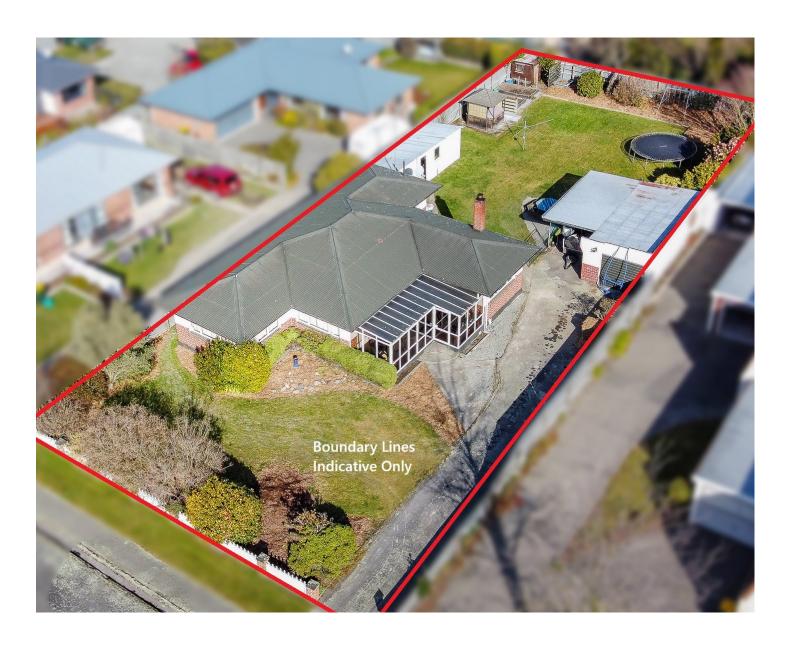
BC0136/07 Install inbuilt Masport CCC 20/08/2007

LE4000 fire

 BPF000976
 Add conservatory
 BC
 04/02/1988

 BP17880E
 Plumbing/drainage
 BC
 16/01/1959

 BP2672B
 Erect a dwelling
 BC
 01/10/1958





Deadline Sale

Closing 4pm, 10th September 2025 (unless sold prior)

Address 19 Walshs Road, Allenton, Ashburton.

View By appointment

Proudly Supporting



While every effort has been taken to ensure the above information is correct, no responsibility is accepted for the accuracy of the whole or any part thereof and interested parties are advised to make their own enquiries and satisfy themselves in all respects.



Local people, local knowledge

03 308 0027

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