

Web ID AUW4581824

## 19 Walshs Road

*Allenton, Ashburton*

**FOR SALE**  
**\$525,000**



*Local people, local knowledge*

**03 308 0027**

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## 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.

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## Property Information

|                                                  |                                      |
|--------------------------------------------------|--------------------------------------|
| Description                                      | Residential                          |
| Legal Description                                | Lot 20 DP 469                        |
| Title                                            | CB652/21                             |
| Rateable Value (as at 1 <sup>st</sup> July 2024) |                                      |
| Improvement Value                                | \$260,000                            |
| Land Value                                       | \$300,000                            |
| Capital Value                                    | \$560,000                            |
| House Area                                       | 150m <sup>2</sup>                    |
| Land Area                                        | 1052m <sup>2</sup>                   |
| Bedrooms                                         | 3                                    |
| Bathrooms                                        | 1                                    |
| Garage                                           | 1                                    |
| Approximate Age                                  | 1958                                 |
| Roof                                             | Iron                                 |
| Cladding                                         | Brick and plaster                    |
| Window Joinery                                   | Timber                               |
| Glazing                                          | Single                               |
| Insulation                                       | Ceiling, floor                       |
| Heating                                          | Heat pump, log burner,<br>HRV system |

## Rates (as at date of listing)

|           |                     |
|-----------|---------------------|
| Ashburton | \$3395.18 pa        |
| ECAN      | <u>\$ 469.92 pa</u> |
| 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 LE4000 fire | CCC 20/08/2007 |
| BPF000976                     | Add conservatory                    | BC 04/02/1988  |
| BP17880E                      | Plumbing/drainage                   | BC 16/01/1959  |
| BP2672B                       | Erect a dwelling                    | BC 01/10/1958  |



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## For Sale

\$525,000

**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.

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