

Web ID HU4628611

1 Robert Street

Hinds, Ashburton

FOR SALE
By Negotiation



Local people, local knowledge

03 308 0027
www.mcleodre.co.nz



Family Home with Modern Touches & Spacious Outdoor Living!

This beautifully renovated three bedroom residence is perfect for families and entertainers alike. Featuring an open plan kitchen and living area, the space is flooded with natural light, creating a warm and inviting atmosphere for gatherings and everyday life.

Key Features:

- **Freshly Renovated:** Enjoy modern finishes and stylish decor throughout.
- **Open Plan Living:** Seamlessly connect cooking, dining and relaxation in one spacious area.
- **Three Comfortable Bedrooms:** Perfect for family living or hosting guests.
- **Fully Fenced Yard:** A safe and secure environment for children and pets to play freely.
- **Beautiful Gardens:** Lush landscaping surrounds the property, offering a serene outdoor retreat.

- **Sunny Outdoor BBQ Area:** Perfect for entertaining, complete with plenty of shelter for year-round enjoyment.
- **Ample Storage Sheds:** Keep your outdoor tools and equipment organized with ease.
- **Hobby Room with bathroom:** Ideal for a home office or let your imagination run wild.

This stunning property is a rare find, combining modern convenience with rural charm. Located in a friendly neighbourhood, you'll enjoy easy access to local amenities, schools and parks.

Don't miss your chance to own this exceptional home! Schedule a viewing today and imagine the possibilities that await you.

Contact us now for more details!



Property Information

Description	Residential
Legal Description	Lot 47 & 48 DP 229
Title	CB17F/2, CB23F/394
Rateable Value (as at 1 st July 2024)	
Improvement Value	\$460,000
Land Value	\$190,000
Capital Value	\$650,000
House Area	164m ²
Land Area	2022m ²
Bedrooms	3
Bathrooms	2
Garage	3
Approximate Age	1950-1959
Roof	Iron
Cladding	Roughcast
Window Joinery	Aluminium
Glazing	Partial double glazed
Insulation	Ceiling, walls, underfloor
Heating	Heat pump, log burner, Heat transfer system

Rates (as at July 2025)

Ashburton	\$4430.70 pa
ECAN	<u>\$ 710.80 pa</u>
Total	\$5141.50 pa

Chattels

Bathroom heater, bathroom extractor fan, blinds, clothesline, curtains, dishwasher, fixed floor coverings, garage door remote, garden shed, glass house x 2, heated towel rail, heat pump, light fittings, rangehood, smoke detector, stove.

Excluded — Flagged plants.

Additional Information

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

Building Permits and Consents			
BP6325	Install a Kent tile fire	BC	31/05/1984

Certificate of Acceptance for unconsented works	CA0016/25
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Address 1 Robert Street, Hinds, 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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