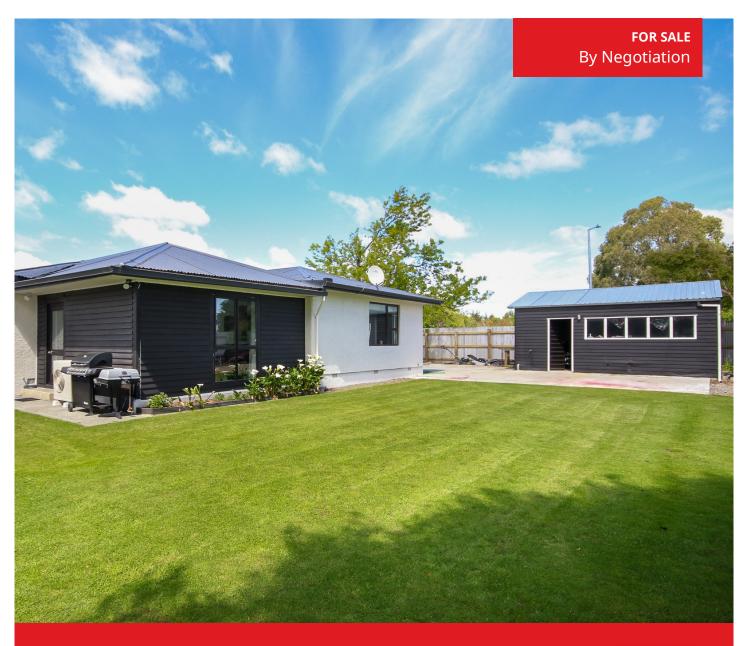
# McLeod REAL ESTATE

Web ID HU4628611

# 1 Robert Street

Hinds, Ashburton



Local people, local knowledge

**03 308 002**7

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## 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<sup>st</sup> July 2024)
Improvement Value \$460,000
Land Value \$190,000
Capital Value \$650,000

House Area 164m<sup>2</sup> Land Area 2022m<sup>2</sup>

Bedrooms 3
Bathrooms 2
Garage 3

Approximate Age 1950-1959
Roof Iron
Cladding Roughcast
Window Joinery Aluminium

Window Joinery
Glazing
Partial double glazed
Ceiling, walls, underfloor
Heating
Heat pump, log burner,
Heat transfer system

### Rates (as at July 2025)

 Ashburton
 \$4430.70 pa

 ECAN
 \$710.80 pa

 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 CA0016/25 for unconsented works





#### For Sale

#### By Negotiation

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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