

Web ID AUW4635825

## 54 Cameron Street

*Ashburton*

FOR SALE  
\$725,000



*Local people, local knowledge*

03 308 0027

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## Brand New West Side Townhouse – Move In & Enjoy!

Modern, stylish, and easy-care — this brand new townhouse in Ashburton's sought-after west side (within the Four Avenues) is the perfect place to call home.

Step inside into a light-filled living space with an open plan kitchen, dining and living area thoughtfully designed for modern lifestyles. The seamless indoor-outdoor flow to a private patio creates an ideal place for relaxing or entertaining.

You'll love the two spacious bedrooms, including a master with walk-in robe and ensuite, plus a fully tiled main bathroom and a convenient guest toilet.

Extras include ducted air conditioning, generous storage, a single fully insulated, internal access garage with laundry and off-street parking.

Enjoy a low maintenance section with artificial grass and barked gardens ready for your personal touch.

Perfect for retirees, downsizers or investors, this quality home combines comfort, convenience and a premium location.

Act fast—opportunities like this are rare!

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Property Information

Description	Residential
Legal Description	To be issued
Title	To be issued
Rateable Value (not yet rated as at date of listing)	
Improvement Value	not yet rated
Land Value	not yet rated
Capital Value	not yet rated
House Area	128m <sup>2</sup>
Land Area	291m <sup>2</sup>
Bedrooms	2
Bathrooms	2
Garage	1
Approximate Age	2025
Roof	Long run iron
Cladding	Plaster
Window Joinery	Aluminium
Glazing	Double glazing
Insulation	Ceiling, walls, floor
Heating	Ducted heat pump system, underfloor heating (in bathrooms)

Rates (not yet rated as at date of listing)

Ashburton	not yet rated
ECAN	not yet rated

Chattels

Bathroom extractor fan (x2), bathroom heater (x2), cooktop, dishwasher, fixed floor coverings, garage door remote control, heated towel rail (x2), light fittings, rangehood, smoke detector(s), under bench oven.

Additional Information

EQC Claim Status - Sept 2010 to Dec 2011  
N/A

Building Permits and Consents  
To be issued





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**Address** 54 Cameron Street, 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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