

Web ID AUW4635825

54B Cameron Street

Ashburton

FOR SALE
\$725,000



Local people, local knowledge

03 308 0027

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Modern, Sun-filled Townhouse in the Heart of Town!

Stylish, low maintenance and move-in ready, this newly built townhouse close to town on the west side is a true gem.

Built to capture the sun, it ticks every box for location and lifestyle. Open plan living with a kitchen that flows to the living and dining spaces, opening out to a private, north-facing patio with easy-care landscaping and artificial lawn for lock-up-and-leave peace of mind.

Master suite with walk-in wardrobe and fully tiled ensuite with under floor heating. The second bedroom has a good sized wardrobe and easy access to a separate fully tiled bathroom.

Ducted heat pump so you can enjoy year-round climate control. Fully insulated internal access garage with automatic door, built-in storage and a dedicated laundry area plus off-street parking.

Whether you're a retiree, downsizer or savvy investor, this is a rare opportunity to secure a premium home in an unbeatable location.

Close to everything yet tucked away for privacy and peace, this is true low maintenance living at its finest. Turn key ready, nothing to do but move in and enjoy.



Property Information

Description	Residential
Legal Description	To be issued
Title	To be issued
Rateable Value - not yet rated	
Improvement Value	not yet rated
Land Value	not yet rated
Capital Value	not yet rated
House Area	138m ²
Land Area	372m ²
Bedrooms	2
Bathrooms	2
Garage	1
Approximate Age	2025
Roof	Long run iron
Cladding	Plaster
Window Joinery	Aluminium
Glazing	Double glazing
Insulation	Ceilings, floor, walls
Heating	Ducted heat pump system, Under floor heating (in bathrooms)

Rates (not yet rated)

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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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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