# McLeod REAL ESTATE

Web ID AUW4635825

# **54B Cameron Street**

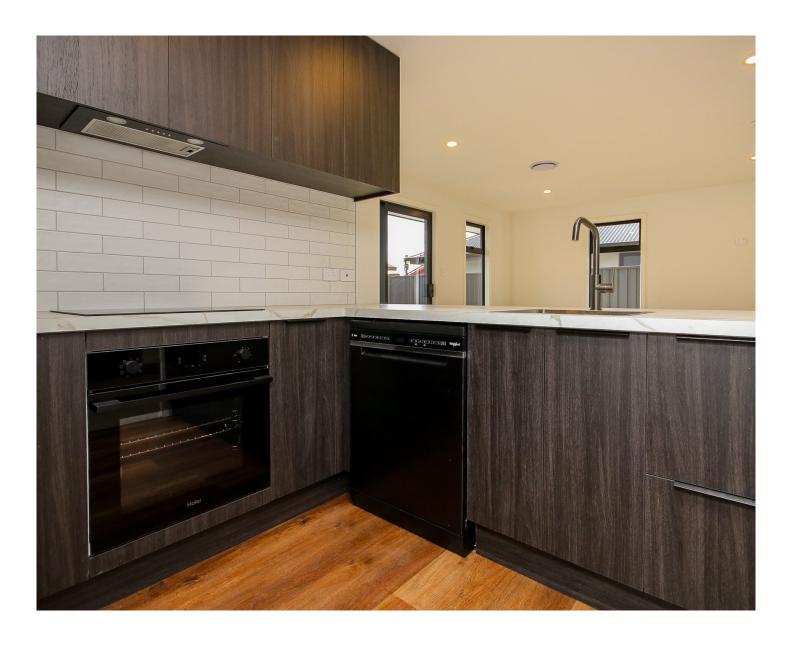
Ashburton



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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**

DescriptionResidentialLegal DescriptionTo be issuedTitleTo be issued

Rateable Value - not yet rated

Improvement Valuenot yet ratedLand Valuenot yet ratedCapital Valuenot yet rated

House Area138m²Land Area372m²Bedrooms2Bathrooms2Garage1

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





### For Sale

\$725,000

Address 54B 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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