

Web ID AUW4639373

38 Alford Forest Road

Allenton, Ashburton

FOR SALE
\$385,000



Local people, local knowledge

03 308 0027
www.mcleodre.co.nz



Imagine the Possibilities!

Step back in time and into opportunity with this classic 1910s bungalow brimming with original charm and character.

This home offers a blank canvas for your personal touches and vision. It has been completely rewired for modern safety and convenience and fully recarpeted for comfort.

Inside, you'll find three double bedrooms with built-in wardrobes with one bedroom having a sunny covered porch area which would be ideal as a home office or a private reading nook. The layout is cosy yet functional with spacious bathroom and separate laundry.

This property has the added convenience of being in a sought-after location close to schools, shops and sporting facilities.

Yes, it needs some work - but for the right buyer, this is a rare chance to bring new life to a home with history. Whether you're a first-time buyer with a passion for restoration or an investor looking for a rewarding project, this bungalow is priced to reflect its potential.

With a little love, this gem could truly shine again. Come take a look and imagine the possibilities!





Property Information

Description	Residential
Legal Description	Lot 1 DP 41013
Title	CB22A/255
Rateable Value (as at 1 st July 2024)	
Improvement Value	\$100,000
Land Value	\$250,000
Capital Value	\$350,000
House Area	120m ²
Land Area	700m ²
Bedrooms	3
Bathrooms	1
Garage	1
Approximate Age	1910
Roof	Iron
Cladding	Weatherboard
Window Joinery	Timber
Glazing	Single
Insulation	Ceiling
Heating	Heat pump, Log burner

Rates (as at date of listing)

Ashburton	\$3050.15 pa
ECAN	<u>\$ 269.43 pa</u>
Total	\$3319.58 pa

Chattels

Bathroom extractor fan, bathroom vanity, blinds, clothesline, curtains, fixed floor coverings, heat pump (x1) , light fittings, stove.

Additional Information

EQC Claim Status - Sept 2010 to Dec 2011
CLM/2010/125525

Building Permits and Consents		
BC0333/12	Inbuilt Metro Eco Smart Logfire	CCC 19/10/2012
BPF42763	Alter and add to dwelling	BC 11/04/1974
BP1961A	Add to dwelling	BC 23/06/1965
BP923A	Erect a garage	BC 13/05/1952
BP177F	Plumbing & Drainage	BC 28/07/1944



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View By appointment

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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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