

Web ID AUW4672182

## 7 Tranquil Place

*Allenton, Ashburton*



**FOR SALE**  
Offers Over \$890,000

*Local people, local knowledge*

**03 308 0027**

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## Sanctuary on Tranquil Place

Discover your ideal sanctuary in this generously sized home, on the serene and sought-after Tranquil Place.

The beautiful park-like setting of Coniston Waters is the perfect backdrop for families looking for a place where kids can roam or for a move from rural living into town.

Designed with comfort and functionality in mind, this home offers ample space with an open-plan living/dining/kitchen area plus another separate lounge.

It has four generous bedrooms, master with ensuite and walk-in wardrobe plus a family bathroom and separate toilet for convenience.

There is storage aplenty in the kitchen, laundry and bedrooms. The gorgeous laundry with access to the fully fenced backyard is designed to make even the most mundane chores feel enjoyable.

This home is perfectly positioned to capture sunshine all day long - an absolutely immaculate and well maintained property that will tick all your boxes.

Run, don't walk because homes like these are hard to come by.

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## Property Information

Description	Residential
Legal Description	Lot 26 DP 82956
Title	CB47D/1138

### Rateable Value (as at 1<sup>st</sup> July 2024)

Improvement Value	\$850,000
Land Value	\$390,000
Capital Value	\$460,000

House Area	260m <sup>2</sup>
Land Area	1079m <sup>2</sup>
Bedrooms	4
Bathrooms	2
Garage	2

Approximate Age	2003
Roof	Metal tile
Cladding	Brick
Window Joinery	Aluminium
Glazing	Double glazing
Insulation	Ceiling, walls
Heating	Gas fire, heat pump, underfloor heating in bathrooms and kitchen.

## Rates (as at date of listing)

Ashburton	\$3,871.65pa
ECAN	<u>\$ 563.88 pa</u>
Total	\$ 4,435.53 pa

## Chattels

Bathroom extractor fans x2, bathroom heaters x2, blinds, clothesline, cooktop, curtains, dishwasher, electronic garage door x1, fixed floor coverings, garage door remote control x2, garden shed, heat pump x1, heated towel rails x2, kitchen waste disposal, light fittings, rangehood, smoke detectors x2, wall oven, well pump in garden shed.

## Additional Information

EQC Claim Status - Sept 2010 to Dec 2011  
No settled NHC claims

### Building Permits and Consents

BC 030815 Erect New Dwelling CCC 23/07/2004





 4  2  2  2  2

## For Sale

Offers Over \$890,000

**Address** 7 Tranquil Place, Allenton, Ashburton

**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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