

Web ID AUE4681909

3 Rapley Street

Hampstead, Ashburton

FOR SALE
Offers Over \$575,000



Local people, local knowledge

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Brick Beauty

Step into this sun-drenched family home offering space and relaxation on a quiet street close to schools, shops and sporting facilities.

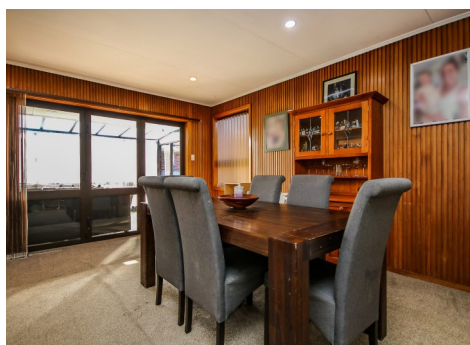
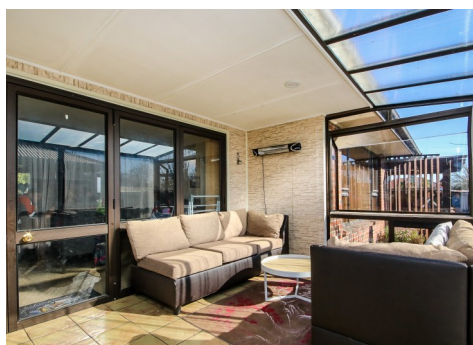
The open plan kitchen/dining/lounge is designed for modern living while the conservatory is the perfect place to enjoy a morning cuppa while watching the sun rise.

All three bedrooms capture the morning sun and are generous in size with built-in wardrobes. The stylish modern bathroom ticks all the boxes with a bath, separate shower and plenty of storage.

Outside, the secure, fully fenced section and manicured gardens create beautiful outdoor areas to entertain family and friends on warm summer evenings.

Two generous sheds add to the practicality of this property. With a double garage and extra parking space, you'll have room for all your vehicles or toys.

Don't delay, enquire today.



Property Information

Description	Residential
Legal Description	Lot 3 DP 21561
Title	CB2C/788

Rateable Value (as at 1st July 2024)

Improvement Value	\$390,000
Land Value	\$200,000
Capital Value	\$590,000

House Area	180m ²
Land Area	766m ²

Bedrooms	3
Bathrooms	1
Garage	2

Approximate Age	1967
Roof	Iron
Cladding	Brick
Window Joinery	Aluminium
Glazing	Single
Insulation	Ceiling, floor
Heating	Heat pump, panel heater, HRV system

Rates (as at date of listing)

Ashburton	\$3444.47 pa
ECAN	<u>\$ 362.20 pa</u>
Total	\$3806.67 pa

Chattels

Bathroom extractor fan, bathroom heater, blinds, curtains, dishwasher, fixed floor coverings, garage door remote control (x1), garden shed, heat pump (x1), heated towel rail, light fittings, net curtains, rangehood, smoke detector(s), stove.

Additional Information

EQC Claim Status - Sept 2010 to Dec 2011

No registered claim

Building Permits and Consents

BC930179	Erect a conservatory	CCC 20/07/1994
BPH116225	Erect a garden shed	BC 09/05/1977
BP2060C	Plumbing/drainage	BC 01/09/1967
BP2744A	Erect a dwelling & double garage	BC 01/09/1967



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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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