

Web ID AUE4731373

## 228A Dobson Street

*Hampstead, Ashburton*

FOR SALE  
\$610,000



ARTIST IMPRESSION

*Local people, local knowledge*

03 308 0027

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*Photo taken as at 9/10/2025*

## Easy Care, Easy Life

Welcome to your new home where comfort and ease of living has been prioritised.

Just a hop, skip and a jump from the centre of town this modern brick townhouse on a private rear section is ideal for professionals, families or downsizers seeking quality and convenience.

The light-filled open plan living/dining/kitchen area opens out to an outdoor patio to make the most of outdoor entertaining on summer evenings.

The main bedroom has a walk-in wardrobe while two additional bedrooms, with plenty of storage, provide flexibility for guests, children or a home office.

A small patio accessed from the main bedroom creates a private nook to savour some quiet downtime.

Enjoy the ease of internal access garaging, low-maintenance landscaping and the comfort of double glazing, wall/floor/ceiling insulation and a heat pump for efficient heating.

Brand new and move-in ready. Make it yours today.





Photo taken as at 9/10/2025

Property Information

Description	Residential
Legal Description	Lot 2 DP 581455
Title	1084413
Rateable Value (as at 1 <sup>st</sup> July 2024)	
Improvement Value	To be rated
Land Value	\$160,000
Capital Value	To be rated
House Area	124m <sup>2</sup>
Land Area	527m <sup>2</sup>
Bedrooms	3
Bathrooms	1
Garage	1
Approximate Age	2025 - New Build
Roof	Colorsteel
Cladding	Brick
Window Joinery	Aluminium
Glazing	Double
Insulation	Ceiling, floor, walls
Heating	Heat pump

Rates (as at date of listing)

Ashburton	\$2436.18 pa
ECAN	\$ 201.44 pa
Total	\$ 2637.62 pa

Chattels

Bathroom extractor fan, bathroom heater, clothesline, cooktop, dishwasher, fixed floor coverings, garage door remote control (x1), heat pump (x1), heated towel rail, light fittings, rangehood, under bench oven.

Additional Information

EQC Claim Status - Sept 2010 to Dec 2011  
No registered claim - New Build

Building Permits and Consents		
BC0137/25	Single level dwelling and garage	BC 15/05/2025





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\$610,000

**Address** 228A Dobson Street, Hampstead, 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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