

Web ID AUW4753348

13A Middle Road

Allenton, Ashburton

DEADLINE SALE

Closing 4pm, 28 November
(unless sold prior)



Local people, local knowledge

03 308 0027

www.mcleodre.co.nz



Middle Road Magic!

This gorgeous three bedroom home, located in the much-desired Allenton area, is patiently waiting for your inspection!

The Domain, Ashburton College and the Creek Road Shopping Centre are all on your doorstep here. Positioned for privacy on a rear section, this lovely modern family home will meet all of the wishes on your Christmas list.

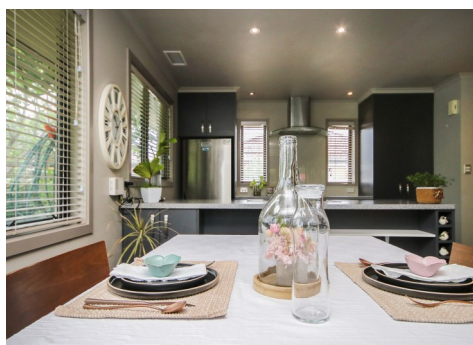
All three bedrooms are doubles with good-sized wardrobes, the master enjoying the luxury of a walk-in wardrobe plus an ensuite.

The family bathroom has a bath and a separate double shower which is tiled in beautifully. The vegetable gardens at the rear of the property are all ready for your summer time planting.

There is great indoor-outdoor flow with a covered deck extending the coming summer months. With ample storage throughout you will be impressed with what this property of.

Internal access double garage and carport space, a separate laundry, garden shed and an impressive kitchen complete with island bench, and a gorgeous garden space complete the pretty picture!

Call today to view!



Property Information

Description	Residential
Legal Description	Lot 2 DP 410797
Title	440235

Rateable Value (as at 1st July 2024)

Improvement Value	\$380,000
Land Value	\$210,000
Capital Value	\$590,000

House Area	155m ²
Land Area	472m ²

Bedrooms	3
Bathrooms	2
Garage	2

Approximate Age	2010
Roof	Colorsteel
Cladding	Brick
Window Joinery	Aluminium
Glazing	Double
Insulation	Ceiling, walls
Heating	Ducted heat pump

Rates (as at date of listing)

Ashburton	\$3444.47 pa
ECAN	\$ 491.70 pa
Total	\$3936.17 pa

Chattels

Bathroom extractor fan (x2), bathroom heat lamp, blinds, clothesline, cooktop, curtains, dishwasher, ducted heat pump, fixed floor coverings, garden shed, light fittings, rangehood, smoke detector (x2), under bench oven.

Additional Information

EQC Claim Status - Sept 2010 to Dec 2011

No registered claim

Building Permits and Consents

BC0306/08	Erect new dwelling	CCC 03/07/2012
	Amendment received	28/11/11



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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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