

Web ID AUE4756216

162 South Street

Hampstead, Ashburton

FOR SALE
\$415,000



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03 308 0027

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Modernised Bungalow – Family Living or Smart Investment!

Stylish, spacious and perfectly positioned, this freshly painted four bedroom, two bathroom bungalow is ideal for families or a smart investment.

Rewired and healthy homes compliant, it offers peace of mind along with comfort and convenience. Inside, you'll find a modern kitchen with open plan living area, heat pump, a separate laundry room and plenty of space for relaxed, modern living.

Step outside to a sunny, north-facing concrete patio—perfect for entertaining or soaking up the sun. The low-maintenance fully fenced section makes outdoor living effortless, and there's off-street parking plus a carport to make everyday life even easier.

Located just a short walk to the Kmart shopping complex, close to cafes, restaurants, schools and mountain bike tracks, this home is in a prime spot for lifestyle and convenience. With the new bridge on its way, access to Tinwald will soon be quicker than ever, adding future value to this already attractive property.

Don't miss your chance to secure a lovely home in a fast-growing area — get in touch today to arrange a viewing!



Property Information

Description	Residential
Legal Description	Lot 1 DP 394647
Title	378479
Rateable Value (as at 1 st July 2024)	
Improvement Value	\$160,000
Land Value	\$160,000
Capital Value	\$320,000
House Area	116m ²
Land Area	456m ²
Bedrooms	4
Bathrooms	2
Carport	1
Approximate Age	1910-1919
Roof	Iron
Cladding	Weatherboard
Window Joinery	Timber, Aluminium (partial)
Glazing	Single
Insulation	Walls, Ceiling (partial)
Heating	Heat pump

Rates (as at date of listing)

Ashburton	\$3,000.86 pa
ECAN	<u>\$ 339.56 pa</u>
Total	\$3,340.42 pa

Chattels

Bathroom extractor fan, bathroom heater (x1), curtains, fixed floor coverings, heat pump (x1), light fittings, rangehood, smoke detector, stove.

Excluded— Garden shed.

Additional Information

EQC Claim Status - Sept 2010 to Dec 2011		
1 settled NHC claim - Building		18/10/2010

Building Permits and Consents		
BC040211	Alter existing bathroom	CCC 23/07/2004
BC980299	Enlarge window & remove door	CCC 19/11/1998
BP942B	Drainage	BC 03/09/1992
BPK04265	Erect a garage	BC 13/08/1992



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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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