

Web ID AUE4779904

Flat 3, 23 Cox Street

Ashburton



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03 308 0027

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Potential Plus!

This fabulous two bedroom unit is primed and ready for your improvements. Located close to the Ashburton CBD you can leave the car behind and get your daily step count up.

Positioned within a group of four, this unit offers a good sized living area plus the benefit of a conservatory trapping the daily rays. The kitchen is roomy and is separate from the living area with a laundry alcove neighbouring the kitchen space.

Both of the bedrooms are good sized and have inbuilt wardrobes. The bathroom has a shower over bath and the toilet is conveniently placed separately.

This property is basically ready for you to put your magic touch on and make it your own. Aluminium windows, a garage to store the car or any other toys and a nice private garden make this property very attractive.

Do not miss the chance to purchase this great opportunity. Investors, first home buyers or downsizers, call today to view!



Property Information

Description	Residential
Legal Description	Flat 3 DP 40594
	Section 559 Town of Ashburton
Title	CB18B/1381 - Cross Lease

Rateable Value (as at 1 st July 2024)	
Improvement Value	\$195,000
Land Value	\$155,000
Capital Value	\$350,000

House Area	100 m ² approx.
Land Area	1/4 undivided share in 1011m ²

Bedrooms	2
Bathrooms	1
Garage	1

Approximate Age	1975
Roof	Tile
Cladding	Brick
Window Joinery	Aluminium
Glazing	Single
Insulation	Unknown
Heating	Night store

Rates (as at date of listing)

Ashburton	\$3,050.15 pa
ECAN	\$ 240.62 pa
Total	\$3,290.77 pa

Chattels

Bathroom extractor fan, bathroom heater, clothesline, curtains, fixed floor coverings, kitchen extractor fan, light fittings, night store, smoke detector (x1), stove.

Additional Information

EQC Claim Status - Sept 2010 to Dec 2011	
Settled Claim - Building	23/12/2011
Settled Claim - Building	04/09/2010

Building Permits and Consents	
BPE045115	Add conservatory onto dwelling BC 07/06/1987



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For Sale

Offer Over \$325,000

Address Flat 3, 23 Cox Street, 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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