

Web ID AUE4780401

308 Tancred Street

Ashburton

FOR SALE
\$350,000



Local people, local knowledge

03 308 0027
www.mcleodre.co.nz



Beautifully Maintained Gem

First home buyers, downsizers and investors take note.

This beautifully maintained two bedroom unit has been lovingly looked after by the same owner for 16 years and now this home is ready for you to move in or rent out as is or put your own stamp on it with some modern updates.

Positioned on popular Tancred Street, this well-presented two bedroom unit offers easy living in a convenient central location. Designed for comfort the open-plan living area is light filled, sunny and has plenty of space to relax in.

The two double bedrooms have built-in wardrobes and a combined bathroom/laundry add to the practicality of this unit. A heat pump and HRV system will keep you cosy on colder days.

Outside, the solid Summerhill stone construction ensures low maintenance and lasting appeal while the fully fenced backyard leaves enough space for planting some veggies or just enjoy those balmy summer evenings.

Don't delay, call now to view.



Property Information

Description	Residential
Legal Description	Flat 2 DP 50881 Lot 2 DP 49984 and Section 3 S/O Plan 16778
Title	CB31K/137 - Cross Lease
Rateable Value (as at 1 st July 2024)	
Improvement Value	\$195,000
Land Value	\$140,000
Capital Value	\$335,000
House Area	70m ² approx
Land Area	Undivided 1/2 share in 567m ²
Bedrooms	2
Bathrooms	1
Carport	1
Approximate Age	1980-1989
Roof	Iron
Cladding	Summerhill stone
Window Joinery	Aluminium
Glazing	Single
Insulation	Ceiling, floor
Heating	Heat pump, HRV system

Rates (as at date of listing)

Ashburton	\$3025.51 pa
ECAN	<u>\$ 233.02 pa</u>
Total	\$3258.53 pa

Chattels

Bathroom extractor fan, bathroom heat lamp, clothesline, curtains, fixed floor coverings, free standing cupboard (in kitchen), garden shed, heat pump (x1), light fittings, net curtains, rangehood, smoke detector, stove.

Additional Information

EQC Claim Status - Sept 2010 to Dec 2011
CLM/2012/013003
CLM/2010/040207

Building Permits and Consents
No information available on Council's web portal



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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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