

Web ID AUW4788037

42 Cross Street

Allenton, Ashburton

DEADLINE SALE

Closing 4pm, 17 December
(unless sold prior)



Local people, local knowledge

03 308 0027

www.mcleodre.co.nz



Live in the Right Location!

Calling all families, investors and first home buyers. This very tidy three bedroom home, located in ever popular Allenton, will more than meet your needs.

Located within easy walking distance to the Allenton Shopping Centre, you can leave the car at home here and up your daily step count. All amenities are at your doorstep with Allenton Kindergarten and other early childhood options in close proximity.

All three bedrooms are of a good size and have built-in wardrobes. The kitchen/dining room and separate lounge are spacious and are perfect for easy living. With neutral decor throughout, you can sit back and relax without having to pick up a paint brush.

Keeping you cosy is a heat pump and a log fire adding to your comfort. Two outdoor entertaining areas will make the summer barbeques a breeze. The separate laundry adds to the list of property positives.

Perfectly positioned on a very large family sized section, you have plenty of room for the kids to play, the vegetable garden and the dog. There is two good sized garden sheds giving you options for storage.

With an extra spacious double garage and workshop, the tinkerer will be kept more than happy.

Call today to view!



Property Information

Description	Residential
Legal Description	Part Lot 3 DP 10431
Title	CB628/56
Rateable Value (as at 1 st July 2024)	
Improvement Value	\$240,000
Land Value	\$300,000
Capital Value	\$540,000
House Area	130m ²
Land Area	1012m ²
Bedrooms	3
Bathrooms	1
Garage	2
Approximate Age	1954
Roof	Colorsteel
Cladding	Brick
Window Joinery	Timber, partially Aluminium (in kitchen)
Glazing	Single
Insulation	Unknown
Heating	Heat pump, log burner, panel heater

Rates (as at date of listing)

Ashburton	\$3,362.32 pa
ECAN	\$ 336.87 pa
Total	\$3,699.19 pa

Chattels

Bathroom extractor fan, bathroom heater, blinds, clothesline, curtains, dishwasher, fixed floor coverings, garden shed, heat pump, light fittings, panel heater, rangehood, smoke detector(s), stove.

Additional Information

EQC Claim Status - Sept 2010 to Dec 2011
CLM/2011/136493, CLM/2010/147616

Building Permits and Consents

BC010052	Alter & add to existing dwelling	CCC 03/08/2001
BC0195/12	F/S Metro Wee Rad logfire	CCC 08/05/2012
BPF008041	Erect a garage	BC 26/10/1988
BPK052794	Erect a porch	BC 17/07/1981
BPJ061600	Erect a garden shed	BC 26/06/1980
BP1390E	Drainage	BC 29/03/1955
BP1613D	Erect a dwelling	BC 24/10/1954



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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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