

45 MACLAREN ROAD, WIGRAM, CHRISTCHURCH CITY, CANTERBURY 8042



SOLD

TICKETS BOOKED, OWNERS WANT A SOLD STICKER !

Welcome to your dream home in the charming and sought-after suburb of Wigram. This stunning 3 bedroom, 2 bathroom house is a must-see for anyone looking at their First Home, Downsizing or Investing in much desired part of Christchurch.

Compelling reasons to seize this one-of-a-kind opportunity:

- Walkable close proximity to Wigram shops on 'The Runway'
- Primary school and other facilities within walkable distance
- Decent open plan living and kitchen, providing room for the whole family
- Private backyard is perfect for entertaining guests or simply relaxing with your loved ones with low maintenance garden
- Built-in wardrobes in all the bedrooms.
- The master bedroom with an ensuite. The other two bedrooms share a modern bathroom.
- Don't make guesses on the floor size, please check it out yourself "the practical floor plan"
- Single auto-lock internal access garage

Wigram is a highly desirable suburb, known for its family-friendly community and convenient amenities. You will be just a short drive away from local schools, shopping centers, and recreational facilities.

Conjunction sales with all Real Estate Agents are welcomed !!

Disclaimer: This information may have been sourced from RPNZ/ Property Guru/ Land Information New Zealand/Local Council and we have not been able to verify the accuracy of the same.

3 BED | 2 BATH | 1 CAR

PRICE:
\$716,900

OPEN FOR INSPECTION:
N/A



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Design F

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Job No: 90658

Scheme for:
Wigram Skies Christchurch

Salesperson: Pavlos

Drawn by: Logan

TERRITORIAL AUTHORITY:
Christchurch City Council

Notes:
* All construction to Golden Homes Standard Specifications unless noted otherwise

SIGNED APPROVAL REQUIRED PRIOR TO CONSENT DRAWINGS
NO CHANGES ALLOWED ON SIGNED DRAWINGS

Date: _____
Client: _____
Salesperson: _____
Construction Manager: _____
Consent Manager: _____

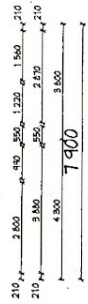
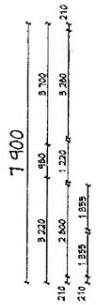
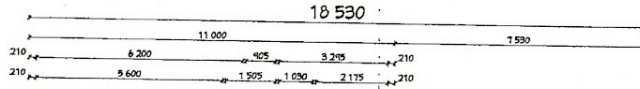
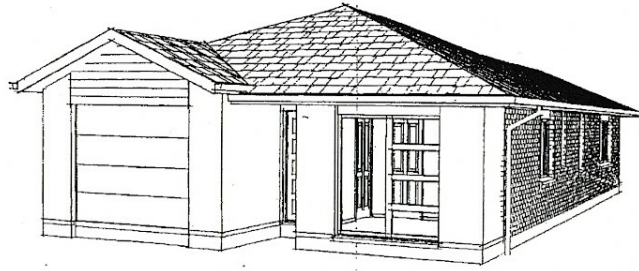
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Alteration Date: 10/12/2012

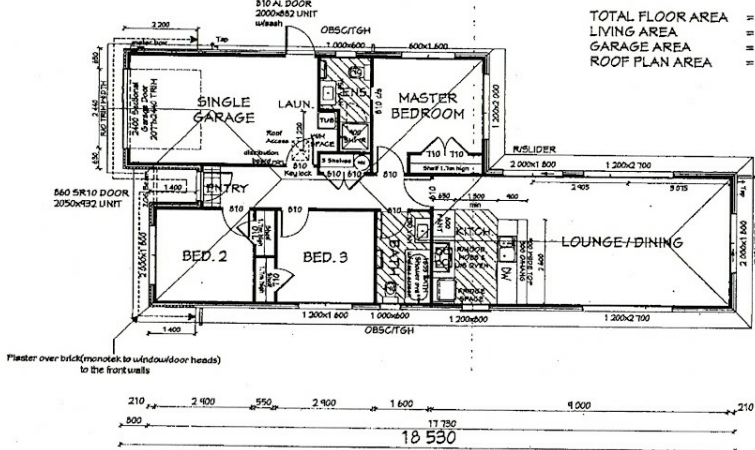
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FLOOR PLAN

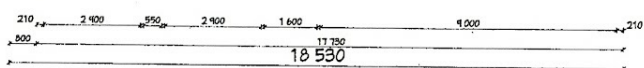
Sheet 2 of 30



TOTAL FLOOR AREA = 114.6sqM
LIVING AREA = 43.1sqM
GARAGE AREA = 21.5sqM
ROOF PLAN AREA = 137.8sqM



Plaster over brick (monotek to window/door heads) to the front walls



Handwritten signature

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.