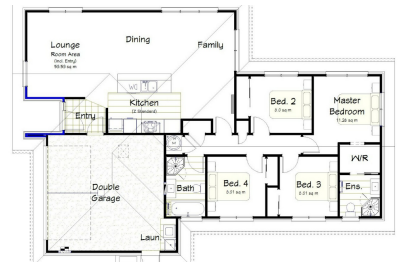


# LOT 4013 PRESTONS PARK MARSHLAND



## FOR SALE

### MARSHLAND NEW HOME & LAND WITH GUARANTEED RETURN 4.55%

This NEW home and income package is fixed price and has GUARANTEED returns. This is SMART property investment, a LOW maintenance HIGH yielding investment in a STRONG location.

This property is brought to you by proven Christchurch Builders renowned for building good quality properties complete with a 10-year guarantee.

#### THE INVESTORS MATHS:

Priced at \$965,500

Rent Guarantee: \$845 per week OR \$43,940 per annum (2-year rent guarantee)

Tenant Ready Package: Includes Landscaping, Drapes and Blinds.

Healthy Homes Compliant: Independent Report provided.

This property has a land area of approx 470m<sup>2</sup> and a house area of 162.1 m<sup>2</sup> more or less Complete with a 10-year Master Build Guarantee.

- 4 bedrooms
- Family bathroom includes shower and full size bath
- Master bedroom with walk-thru wardrobe and ensuite
- Open plan kitchen, dining, lounge and family space
- Internal access double garage, plus off-street parking
- Insulated garage walls and ceiling, insulated garage door, plus garage carpet

#### THE LOCATION

Just 15 minutes from the bright lights of the city centre and the airport. Want retail therapy? There's The Palms, Northlands, Northwood Supa Centre, Homebase Retail Centre, plus a New World supermarket on Marshlands Road – all of which can be reached in under ten minutes. Feel like a brisk walk? The beach is only eight minutes' drive away and Bottle Lake Forest is even closer. Want to improve your game? Two golf courses lie fewer than five minutes away. And, if you have school-aged children, the state-of-the-art Marshlands School, which opened its doors at the beginning of 2016, caters for students in Years 1 to 8

Contact Ram now for a full information pack or to discuss this package.

4 BED | 2 BATH | 2 CAR

#### PRICE:

Asking price \$965,500

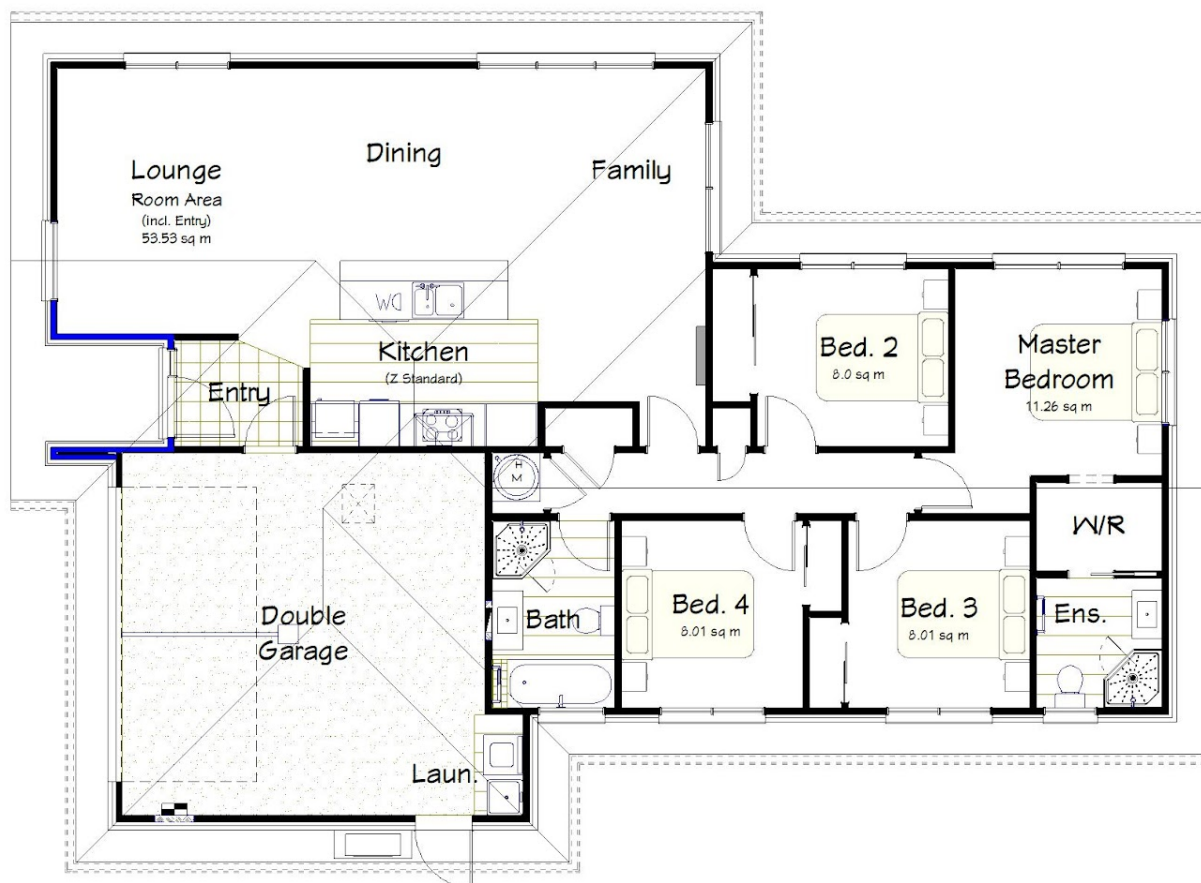
#### OPEN FOR INSPECTION:

N/A



**Ram Rangi**  
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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.