

1/142 RACECOURSE ROAD, SOCKBURN, CHRISTCHURCH CITY, CANTERBURY 8



**SOLD**

## !! SOLD !! DEADLINE BROUGHT FORWARD |

This delightful standalone 2-bedroom home with an internal access garage is ready for you. Its well-designed layout offers ample space for live, work and play. After 20 years of enjoyable time for our clients, this gem is available for you to make it yours now.

Ideal for first-time buyers or those looking to downsize, this property boasts a prime location. Enjoy morning runs at the Riccarton Racecourse or explore diverse food options at the Riccarton Sunday market and lawn bowls just steps away. Plus, you won't have to worry about parking during Canterbury Show Day or races.

The home features a sunny lounge with full windows, slider door for indoor outdoor flow, heat pump and HRV system for all year-round comfort. Bedrooms are both double with built-in wardrobes along with family bathroom and separate toilet for your ease. Also, the added bonus of a separate laundry, onsite parking and fully fenced section makes it perfect for people of all ages.

Convenience is key, with a block of shops and bus stops within walking distance. Avonhead Mall, Hornby Mall, Bush Inn Centre, Westfield Mall, Airport, Schools and the Canterbury University all within a short distance you are spoilt for choice. You'll also benefit from a friendly community.

Act quickly to secure this affordable, well-located home. Having lived in this lovely neighbourhood for over 6 years, I think opportunities like this don't come that often. Contact us now to schedule a viewing and start your new chapter!

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.

**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$560,000**

**OPEN FOR INSPECTION:**  
**N/A**



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