

**FLAT 1 /144A YALDHURST ROAD,
SOCKBURN, CHRISTCHURCH CITY,**



FOR SALE

SERENE HIDEAWAY!

3 | 2 | 2

3 BED / 2.5 BATH / 2 GGE

AUCTION: 3pm, Thursday 13 Mar 2025 @ ATTIA Real Estate, 62 Langdons Rd, Papanui (unless sold prior)

Discover the perfect blend of comfort and charm in this inviting three-bedroom, two-bathroom home. Warm and welcoming, this property features a modernised open plan kitchen leading to the living area where the cosy log burner provides warmth enough for the whole house, and a dedicated dining space will easily accommodate family gatherings.

Bifold doors provide indoor/outdoor flow opening from the living room to a spacious, sheltered deck, inviting some natural light and shade when you need it making for year-round outdoor entertaining. A stunning, well-established garden, offers a private retreat and a safe place for children to play, while the pergola is a beautiful spot for relaxation.

The downstairs bathroom sits beside a double bedroom that opens onto a covered deck with a beautiful garden view.

Upstairs is a sunny master bedroom, and a single bedroom or office providing the perfect space for work or hobbies. A stylish bathroom and a separate toilet make this level an ideal family space.

The double internal garage ensures secure parking and extra storage.

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