



# FOR SALE

## STYLISH TOWNHOUSE IN THE HEART OF CHRISTCHURCH

Welcome to your perfect urban retreat! This beautifully designed townhouse, nestled in a prime City Centre location, offers the ideal combination of modern living and ultimate convenience. With two bedrooms and two ensuite bathrooms, it's an excellent choice for professionals, couples, or small families looking for a stylish and comfortable space to call home.

Step inside and be impressed by the open-plan layout, seamlessly connecting the living area and kitchen. Large windows invite abundant natural light, creating a warm and welcoming ambiance. The thoughtfully designed double-storey layout adds a touch of sophistication while providing ample room for relaxation and entertaining.

The contemporary kitchen is equipped with sleek finishes and quality appliances, making meal preparation effortless. A built-in dishwasher ensures easy clean-up, while generous storage solutions—including built-in wardrobes—help maintain a clutter-free home.

Enjoy your own private sanctuary with a balcony and a courtyard—ideal for sipping your morning coffee or unwinding with an evening drink. The fully fenced yard offers a secure space for children and pets to play, while the included sheds provide extra storage for your outdoor essentials.

Hosting gatherings will be a delight with the dedicated entertainment area, perfect for BBQs and social occasions. Imagine spending warm summer evenings with friends and family, making lasting memories in this inviting outdoor space.

Comfort is a priority in this home, with an air conditioning system ensuring you stay cool in the summer and cozy in the winter. With a generous floor area of 93.8 sqm and a land size of 121.8 sqm, there's plenty of room to personalize and make this space your own.

Best of all, this townhouse is vacant and ready for immediate possession! No waiting, no hassles—just the opportunity to move in and start enjoying your new home from day one.

Situated in a highly sought-after location, you'll have easy access to Christchurch's best amenities, including shopping centers, restaurants, parks, and schools—all just moments away.

**2 BED | 2 BATH | 0 CAR**

**PRICE:**  
Price by Negotiation

**OPEN FOR INSPECTION:**  
N/A



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## FLOOR PLANS

### BUILDING 6

93.8m<sup>2</sup> INDOOR AREA | 28m<sup>2</sup> OUTDOOR AREA

All sizes approximate. See the price list for exact sizes.



2

ENSUITES



1

SEPARATE TOILET



2

BEDROOMS



GROUND FLOOR



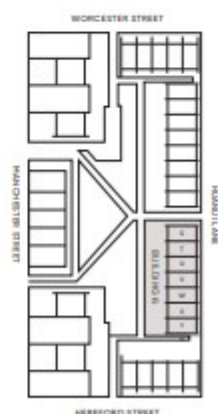
FIRST FLOOR



SECOND FLOOR

#### KEY

- 1 Entry
- 2 W.C.
- 3 Ensuite 1
- 4 Bedroom 1
- 5 Wardrobes
- 6 Dining/Living
- 7 Kitchen
- 8 Balcony
- 9 Bedroom 2
- 10 Ensuite 2
- 11 High Stone



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.