



# FOR SALE

## STYLISH CENTRAL CITY MODERN ABODE

Welcome home to 346 Cashel Street, a modern central city townhouse encompassing the best of urban living in the garden city at an affordable price. Completed late 2023, this architecturally designed brick abode offers comfort and city convenience in a compact package. Positioned within the highly coveted 'Four Aves', this location is hard to beat. A genuine stone's throw to the under construction Te Kaha stadium and a short stroll to the heart of the city centre, this property is convenient to amenities such as the Convention Centre, Town Hall, Library, Oxford Terrace & Hagley Park.

Inside this home stuns with modern convenience and design throughout. The unique "New York Loft Style" layout sees an open bedroom space above the kitchen and living area below. The fresh, wood clad kitchen comes complete with quality Fisher & Paykel appliances, and is positioned conveniently to the living and dining space which itself opens out to a north facing outdoor area with already maturing plants and plenty of sun. Quality finishes throughout reflect the thought that went into the material and design choices of this home, with generous storage options both downstairs and up.

This home sits at the front of a new development built less than two years ago, completed October 2023. The red brick design of these homes stands out from the rest and blends in well with other new housing developments recently completed next door and across the road, elevating the look and feel of this neighbourhood.

Investors take note, this is a prime location for discerning purchasers looking for a strong performing central city property. This prime city location has a strong history of stable tenant demand, with a shortage of hotels in the city opening up the potential for exceptional short term accommodation performance. Currently managed as an 'Airbnb' type rental property, even with the new stadium still a year away from completion occupancy has been high and this information can be supplied on request. This gives you the benefit of choice, this property would suit anyone looking for either a stunning first home, stable long term rental or short term rental property in an A+ position. Such flexibility is rare, especially at this affordable price, interested parties should not delay getting in touch.

Viewing by appointment only.

To download property files for this property, copy and paste the below link into your browser:  
<https://bit.ly/346cashel>

1 BED | 1 BATH | 0 CAR

PRICE:

Asking price \$580,000

OPEN FOR INSPECTION:

N/A



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Venning Property

# Floor Plans

## One Bedroom Townhouses

UNITS A & B

On the ground floor, the kitchen, dining and living areas are open plan. There is a Washer/Dryer combination conveniently located within the kitchen as well as a dining table, and a couch. There is also storage space under the stairs. Also on this floor is a full size bathroom.

On the mezzanine floor, there is a full size bedroom with a bed, and a full size wardrobe with additional storage space behind it. There is also another separate storage space.

Outside is a low maintenance private courtyard, with a clothesline, storage/bike shed and power supply.



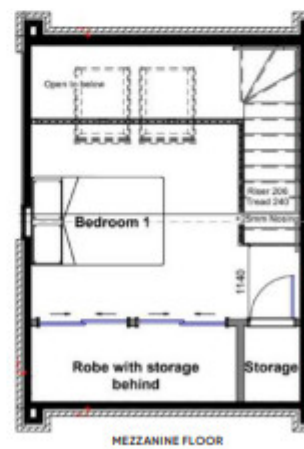
## One Bedroom Townhouses

UNITS C, D, E, F, G, H, I, J

On the ground floor, the kitchen, dining and living areas are open plan. There is a Washer/Dryer combination conveniently located within the kitchen as well as a dining table, and a couch. There is also storage space under the stairs. Also on this floor is a full size bathroom.

On the mezzanine floor, there is a full size bedroom with a bed, and a full size wardrobe with additional storage space behind it. There is also another separate storage space and two skylights in the ceiling.

Outside is a low maintenance private courtyard, with a clothesline, storage/bike shed and power supply.



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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.