

# FOR SALE

## NOT YOUR TYPICAL TOWNHOUSE!

Introducing one of the finest boutique townhouses currently presented to the Christchurch market. Oozing style and substance, these homes represent a desire to break away from the ordinary – the thoughtful design throughout is a refreshing contrast to other predictable newly-built townhouses around the city. Designed with comfort and lifestyle in mind, these stunning brick homes feature skylights and quality interior finishes, reflective of a far more expensive property.

Almost certainly never to be repeated at this price point, you'll notice the special details straightaway! Step inside to find stunning kitchens with shaker style cabinetry, stone benchtops, premium blue tiles and wood finishing complemented by Fisher & Paykel appliances. The walls in the living area have been finished with panelling and floor to ceiling sliding glass doors, allowing an abundance of light, thanks to the North facing aspect.

All the basics have been ticked off when designing this development including a secure off street carpark behind an electric sliding gate, generous timber decking stepping down to your garden and clotheslines, and thoughtful landscaping throughout.

Positioned to the north of the city centre in Edgeware, you're adjacent to some of Christchurch's most desirable suburbs including St Albans, Merivale & Strowan. There are two blocks of shops just moments away from your front door offering an abundance of food options. Other amenities are taken care of – St Albans Park is only a few blocks away and less than 1.5kms down the road you reach the Central City.

These homes not only offer desirable living but also a fantastic investment prospect. As these homes are being offered to the market directly by the developer, purchasers may be able to secure a construction loan with lower deposit requirements (generally 10%) than loans for existing properties. Additionally, Edgeware is a hugely popular rental location, 63.1% of people who live in Edgeware are renters. We have been provided multiple rental appraisals of \$550 per week for these properties, which would result in a gross rental yield of 5.12%, significantly higher than the median rental yield in Edgeware (4.44%).

To view property files for this home, copy and paste this link into your browser:  
<https://bit.ly/196hillsdevelopment>  
 Or call Campbell on 021 515 085 to view or discuss this property further.

2 BED | 1 BATH | 0 CAR

PRICE:  
Asking price \$559,000

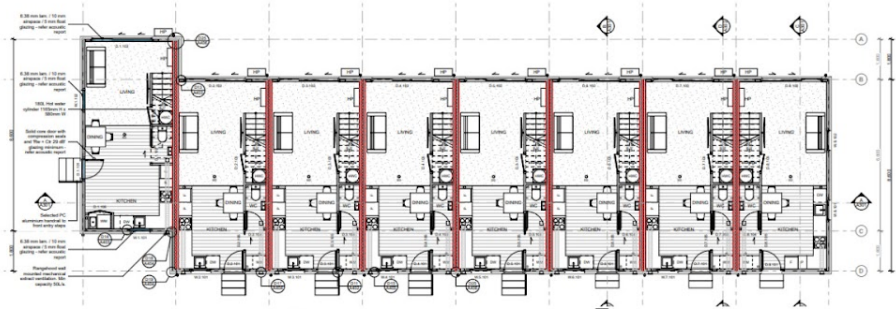
OPEN FOR INSPECTION:  
N/A



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 Venning Property



# 1 Floor



# Ground

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.