

135 WALTHAM ROAD,  
SYDENHAM, CHRISTCHURCH CITY,



**SOLD**

**NO COMPROMISES!**

3  | 1  | 1 

3BED / 1.5BATH / 1GGE  
Floor Area: 93 m2 Land Area:180 m2

This well maintained property offers an exceptional opportunity for those seeking an affordable three bedroom home with garaging in a convenient location. Being on the fringe of the City Centre you have schools, shops, and every essential you need just moments away. This sun-filled, rarely found home provides exceptional value!

Designed for easy living, the thoughtfully laid-out interior boasts an open plan layout which makes entertaining a breeze. A heat pump ensures year-round comfort, while the crisp, neutral décor provides the perfect canvas for you to add your personal touch. Three well-proportioned bedrooms and full bathroom are tucked away upstairs while you have the added bonus of a separate powder room downstairs.

Step outside to a sun-drenched deck, ideal for weekend BBQs or providing a maintainable space for pets. The easy-care section offers just the right balance of space and low maintenance. Internal access garaging and parking for 2 more vehicles plus the Freehold Title will make it a crowd pleaser so quick action is advised!

With the city centre, parks, and a variety of recreational options all within easy reach, this home truly delivers for first home buyers wanting

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