

**13 PAGODA STREET,  
SHIRLEY, CHRISTCHURCH CITY, CANTERBURY**



# FOR SALE

**CONVENIENCE PLUS!**

3 | 1 | 1

3 BED / 1 BATH / 1 GGE  
Floor Area: 89 m2 Land Area: 484 m2

Nestled down a quiet, tree lined street, this charming 3-bedroom home is a fantastic opportunity for first-home buyers and investors alike. With a fresh feel, thanks to a recently painted roof, brand-new carpet and paint, this property is move-in ready and offers both comfort and convenience.

The well-designed layout includes a spacious living area with a heat pump, ensuring year-round comfort. Furthermore there are gas powered heaters for extra warmth during winter months. A separate laundry adds to the practicality, while the single garage and ample off-street parking provide plenty of space for vehicles. Step outside to the private, fully fenced, north facing and sun-drenched backyard—an inviting retreat featuring a lemon tree and raspberry bushes, perfect for those who enjoy homegrown produce.

Situated within walking distance to The Palms Mall, Horseshoe Lake Dog Park, Homebase Shopping, Christchurch Golf Club, cafés, and essential amenities, this home offers an unbeatable lifestyle in a sought-after location. Whether you're a young family looking for your first home or a professional looking for a solid investment, this low-maintenance gem is one you won't want to miss. Realistic expectations means this won't last long. Viewing this weekend strongly recommended!

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