



## FOR SALE

### INNER-CITY INVESTMENT GEM

Buyer enquiry from \$519,000 - these very affordable 2-storey, 1 x bedroom townhouses are perfect for your 1st home or next rental. Nestled next to the Monks Café and straight across the road from the Margaret Mahy playground, these well-appointed 1-bedroom homes are the perfect blend of urban convenience and relaxed suburban charm. Whether you're looking for your first home or adding to your investment portfolio, these properties offers incredible value.

Fully equipped with fridge, washing machine, dishwasher & cooktop and generous storage including large built-in wardrobe, hallway and bedroom cupboards, and a lock-up garden shed. North-facing for all-day sun, plus a private outdoor area with washing line. Positioned in a lively, well-connected street — walk to Piko Wholefoods, local cafés, and only a 5-minute walk to the CBD. Close to public transport for easy access to all of Christchurch's amenities. Fantastic, low-maintenance living with no high-rise blockages — just smart city-edge living.

Formal Rental Appraisal: — Long Term \$475-500/week, Short Term \$1020/week. An affordable option for first-home buyers and savvy investors with projected 5% gross yield (assuming 35% deposit) with low upkeep, plus long-term growth potential in a prime location.

With Christchurch's property market on the rise, this is a fantastic opportunity to secure a quality home or investment in a fantastic inner city location. Paste <https://bit.ly/294madras> into your browser for full property files or contact Campbell Venning for additional information or to arrange a viewing.

1 BED | 1 BATH | 0 CAR

#### PRICE:

Enquiries Over \$519,000

#### OPEN FOR INSPECTION:

May 4 at 1:30pm - 2:00pm  
May 7 at 3:00pm - 3:30pm  
May 11 at 1:30pm - 2:00pm  
May 14 at 3:00pm - 3:30pm  
May 18 at 1:30pm - 2:00pm  
May 21 at 3:00pm - 3:30pm

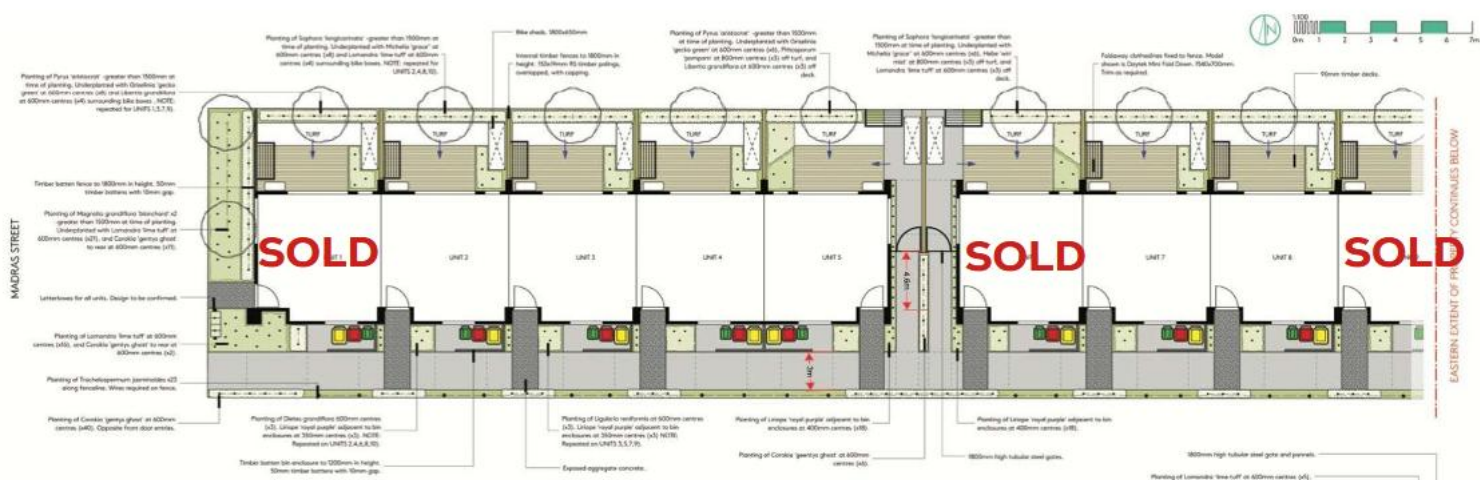


**Campbell Venning**

**021515085**

[campbell@venningproperty.co.nz](mailto:campbell@venningproperty.co.nz)

Venning Property



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.