

16C DEFOE PLACE,  
WALTHAM, CHRISTCHURCH CITY,



**SOLD**

**FREEHOLD ADVANTAGE!**

2 | 1 | 1

2 BED / 1 BATH / 1 GGE  
Floor Area: 85 m2 Land Area: 204 m2

Tucked away at the end of a quiet cul-de-sac, 16C Defoe Place offers the perfect blend of privacy, convenience, and easy-care living. Whether you're looking to downsize, step onto the property ladder, or invest in a sought-after location close to the city, this tidy home ticks all the boxes.

Set on a freehold title and constructed from durable permanent materials, this low-maintenance brick home features two generously sized bedrooms, a well-appointed bathroom, and a bright, open-plan kitchen, dining, and living area that flows seamlessly for relaxed everyday living. A heat pump ensures year-round comfort, and the layout has been thoughtfully designed to maximise natural light and space. The single internal-access garage provides both security and storage, while the additional off-street park in front of the garage offers added flexibility for guests or a second vehicle. Outside, the fully fenced backyard is surprisingly spacious, ideal for entertaining, pets, or simply enjoying the sun in peace and privacy.

Positioned on a 204m<sup>2</sup> freehold section, this home is located in a well-established and revitalising neighbourhood just minutes from the heart of the city. Waltham is known for its close-knit community, excellent local amenities, and easy access to arterial routes, public

Shady Attia | 02102169996 | [shady.attia@attiarealestate.com](mailto:shady.attia@attiarealestate.com) | [Attia Real Estate](#)

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