



SOLD

RENOVATED, RELAXED & READY FOR YOU

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Files: <https://www.propertyfiles.co.nz/property/26Rowsesroad>

Deadline Sale Brought Forward: Thursday 4th of September at Midday (Unless Sold Prior).

Welcome to 26 Rowses Road — a warm and welcoming home set on a fabulously landscaped section. Beautifully renovated with polished floors and new kitchens and bathrooms, this home is ready for you to move in and enjoy.

Step into a modern, open-plan lounge and kitchen — the perfect hub for everyday living and entertaining. There are three comfortable bedrooms, a tiled family bathroom, and separate family laundry, with external access and plenty of storage. Built with permanent materials, this is an easy-care home that's made to last.

No matter the season, you'll be comfortable with a heat pump, wood burner, and heat transfer system to warm the bedrooms and keep everyone cosy. Bifold doors open off the living areas to a large sun-soaked deck for summer gatherings and extended living.

Outside, you'll find a generous, fully-fenced section with a secure gate to keep children and pets safe. The beautifully maintained yet low-maintenance gardens, lawn and children's playground provide plenty of space for fun. There's also a double garage, loads of off-street parking, and extra sheds for wood storage, gardening gear, or hobbies.

Aranui had 6.49% capital growth rate in the past year, outpacing every other suburb in Christchurch. Whether you're a growing family looking for room to spread out, or an investor seeking a solid property with sound return potential, 26 Rowses Road is an opportunity not to be missed.

Key Investment Metrics:

- * \$600 Weekly Rental Appraisal
- * 5.4% Gross Yield
- * 6.49% Annual Capital Growth Rate
- * Christchurch's population is projected to grown from 410,000 in 2025 to 463,500 by 2048

3 BED | 1 BATH | 2 CAR

PRICE:
\$585,000

OPEN FOR INSPECTION:
N/A



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Venning Property