



**SOLD**

## SELLING ASAP FIRST HOME BUYERS, LAST CHANCE -NOW

My clients have enjoyed their time in this, their first home, and it requires a sale due to job relocation. This brick home on a concrete foundation was part of earthquake rebuild in 2018. Located just outside the Four Avenues, it presents an exceptional opportunity for first-home buyers or savvy investors seeking quality and convenience. With its thoughtful design and premium features, this residence offers contemporary living in the heart of Christchurch.

Step inside to discover a well-appointed home that maximises every square metre with intelligent design and quality finishes. The open-plan living area flows seamlessly, creating an inviting space perfect for relaxation and daily living. The modern extra large, U-shaped kitchen is a family cook's dream, featuring a granite benchtop, a big window for natural light, ample drawer space, and a pantry - perfect for getting the whole crew involved. Tiled floors in both the kitchen and bathroom adds elegance and ease of cleaning. The laundry with granite benchtop is finished neatly beside the kitchen.

Both double bedrooms are equipped with built-in wardrobes (one with a triple slider, large wall to wall, other with a large double), there is large hallway storage as well, ensure ample storage without compromising on space.

- Single level 2 generous bedrooms with built-in wardrobes
- 1 well-appointed bathroom
- Open-plan lounge and dining area
- Modern large U shaped kitchen equipped with stonetop benchtop & a pantry
- Air conditioning for year-round comfort
- Council annual rates: \$3,172.74
- Private courtyard at the back for hosting family gatherings or options to build a deck for kids' space

Outdoor living is equally impressive with a dedicated patio area perfect for hosting friends and family or simply unwinding after a busy day. The secure automated garage provides convenient parking and additional storage, with space for two more cars parked onsite and plenty of off-street parking available.

**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$520,000

**OPEN FOR INSPECTION:**  
N/A



**Ram Rangi**  
**0204343020**  
ramrangi@realty.co.nz