



SOLD

40 CHERISHED YEARS. EMBRACE THE CHARACTER AND TRANQUILLITY

****UNDER OFFER - This property is now under offer and due to confirm on the 9th Dec****

After many memorable years, it's time for our Vendors to move on from their cherished family home. Tucked away in a quiet and private setting, 37A Lionel Street offers the perfect blend of comfort, functionality, and charm. This well-appointed 3-bedroom, 2-bathroom home is thoughtfully designed for relaxed family living, with two spacious lounges that provide flexibility for entertaining or simply enjoying quiet evenings in.

A highlight of the property is the separate studio/games room — an ideal space for teenagers, hobbies, or a home office, offering privacy and versatility to suit your lifestyle.

The practical layout of the home has been designed with modern living in mind:

- Three generous bedrooms, each offering comfort and natural light
- Two bathrooms, including a well-positioned family bathroom and ensuite
- Dual living areas perfect for family gatherings or entertaining guests
- Excellent storage and parking with a double garage plus carport
- A private, established section providing a peaceful retreat from the everyday

Set in one of Christchurch's most historic and character-filled suburbs, Avonside combines heritage charm with natural beauty. Enjoy weekend strolls along the Avon River / Ōtākaro, explore nearby green spaces, or take advantage of easy connections to the city centre, New Brighton beach, and surrounding suburbs.

Whether you're a growing family, a professional couple, or someone seeking a quiet, characterful location with space and flexibility, 37A Lionel Street offers the perfect balance of lifestyle, comfort, and privacy in the heart of Avonside.

"All information provided has been sourced with care and is believed to be accurate; however, interested parties are advised to conduct their own due diligence, including seeking legal or professional advice, to satisfy themselves on all aspects of the property."

3 BED | 2 BATH | 3 CAR

PRICE:
\$760,000

OPEN FOR INSPECTION:
N/A



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