



SOLD

THE HARD WORK IS DONE.

Nestled in the heart of Bryndwr, this charming sun drenched 2 double bedroom home on Derwent Street presents an exceptional opportunity for first-home buyers, savvy investors or downsizers seeking quality and convenience. Set on a generous 754m² fenced section with 140m² of thoughtfully designed living space, this property combines comfort with potential in one of Christchurch's most sought-after northwest suburbs.

The current owners have completely renovated the interior of the home to a very high standard in 2011 with new plumbing plus solar hot water, new wiring, insulation and wall linings to all internal walls and ceiling space, double glazed aluminium joinery, new roof, new kitchen, laundry and bathroom.

Step inside to discover a well-appointed home featuring quality fixtures and fittings throughout along with reverse cycle air conditioning plus a ducted heat transfer system that efficiently distributes warmth throughout the home. A spacious designer kitchen with a large pantry and plenty of work space is a cooks haven. There is also a large separate laundry with ample storage and bench space. With broadband internet readily available working from home has never been easier.

The outdoor living area truly sets this property apart. An expansive deck flows seamlessly to create the perfect entertainment area ideal for hosting family gatherings or simply unwinding after a busy day. The separate garage/workshop provides secure parking for one vehicle, complemented by additional off street parking for extra convenience.

Bryndwr is an established suburb known for its tree-lined streets and strong sense of community. The area boasts excellent educational facilities with Wairakei School, Cobham Intermediate and Burnside High School in zone, all within easy reach making it perfect for families with school-aged children.

Daily convenience couldn't be better with multiple shopping precincts nearby. The popular Elmwood Village at Normans Road and Wairakei Road intersection offers boutique shopping and dining, while Fendalton Village provides additional retail therapy options. The Wairakei Road shopping centre ensures all your grocery needs are met within minutes of home.

There are numerous reserves throughout the suburb including a quiet established park in

2 BED | 1 BATH | 1 CAR

PRICE:
\$750,000

OPEN FOR INSPECTION:
N/A



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