



# FOR SALE

## FIND YOUR NICHE IN THE HEART OF SHIRLEY

Step into comfortable family living and discover your NICHE at this charming family home, tucked away on a quiet Bellbrook Crescent in ever-popular Shirley. Set on a generous 731sqm section, this well-proportioned property offers outstanding value with 120sqm of thoughtfully designed living, plus a separate garage — the perfect balance of space, comfort, and opportunity.

Designed with everyday living in mind, the home features three double bedrooms, a family bathroom with separate toilet, and a versatile study/nursery or office space off the master, ideal for growing families, first-home buyers, or savvy investors. The practical layout maximises functionality, while the expansive section invites outdoor living, entertaining, and future potential.

At the heart of the home, the updated kitchen is made for connection — complete with gas hobs, double ovens, an island bench, and double-glazed bi-fold doors that open seamlessly onto a large deck. A cleverly tucked-away pantry and laundry add to the home's smart design, keeping everything exactly where it should be.

At the front of the home sits, the separate lounge offering a cosy retreat, with a log fire (consented until April 2031) creating a warm and welcoming space for cooler Christchurch evenings.

Location is key — and this one delivers. Enjoy the convenience of living close to:

- The Palms Shopping Centre, one of Christchurch's largest retail hubs
- Home Base, offering everyday essentials right nearby
- Shirley Golf Course for weekend recreation
- Shirley Primary, Shirley Intermediate & Mairehau High School
- MacFarlane Park, just a short walk away

The sizeable section will excite green thumbs and families alike, with established vegetable gardens, fruit trees and plenty of room for children to play, or scope for future enhancements.

**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
Auction

**OPEN FOR INSPECTION:**  
Feb 7 at 12:00pm - 12:30pm  
Feb 8 at 12:00pm - 12:30pm



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