

37 /10 BUFFON STREET,  
WALTHAM, CHRISTCHURCH CITY,



Boundary Line Indicative Only



# FOR SALE

**INCREDIBLE INVESTMENT - UP TO 7% + YIELD**

3  | 3  | 2 

3 BED / 3 BATH / 2 CAR

Floor Area: 98m<sup>2</sup>

A rare opportunity within the post-quake, established St Martins Village Green development, this unique property offers an exceptional investment and lifestyle combination with three fully self-contained rooms.

Purpose-built with flexibility in mind, this property is ideal for savvy investors, owner-occupiers, or those seeking a combination of both. Live comfortably in the downstairs room while continuing to generate strong rental income from the upstairs rooms, all while maintaining your own private space and independence.

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