

Property Details.

Legal Description	CB346/219 Freehold, Lot 4 Deposited Plan 5259
Address	226 Westminster Street, St Albans, Christchurch.
Rateable Valuation	CCC Rating: \$450,000 (2019)
Rates	\$3,049.12
Land Area	678 sqm (Approx.)
House Area	93 sqm (main dwelling) + 50.4 sqm (accessory studio) (Approx.)
Age	1940's (Approx.) Significantly renovated 2020-2022.
TC Land Rating	Technical Category 3 (TC3) Refer to; www.propertysearch.canterburymaps.govt.nz
Bedrooms	Four double bedrooms, each with storage. Three bedrooms in main dwelling, fourth in accessory studio
Bathrooms	Two bathrooms, shared family bathroom with bath, and separate bathroom in accessory studio
Garaging	One car garaging plus five plus car OSP.
Construction	Weatherboard, steel roof, timber framing, concrete ring foundation, concrete and timber piles. Re-leveled in 2021- 2022. All engineers reports and sign-offs available.
Heating/Cooling	Heat-pump, insulated in ceiling and underfloor in main dwelling. Electric Wall heater in studio.
Joinery	New double glazed aluminum and glazing in main dwelling, updated joinery in studio.
Insurance	Fully Insured with Tower. Policy Number: P00001767003 Sum Insured Value: " \$750,000.00 "
Chattels	Light fittings, Heat pumps and remotes, Fixed floor coverings, Wall oven, Hob, Rangehood, Dishwasher Electric garage door and remote and more. Refer to Agreement for further details.

Contact Agent.

Michael Calder	022 308 2210, michael@calderandco.nz or visit our lounge at 149 Victoria Street, Christchurch Central
Property Files	Enquire via www.calderandco.nz , Trade Me or Realestate.co.nz to recieve all property files accordingly.



226 WESTMINSTER STREET ST ALBANS

Calder & Co.

R E S I D E N T I A L

T/A CALDER AND CO LIMITED
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Fully enhanced character in a superb location

AUCTION: 3.00pm, Friday 20th of May, 2022. (Unless Sold Prior)
AUCTION LOCATION: Calder & Co, 149 Victoria Street, Chch Central.

A significant architectural renovation has entirely transformed this charming bungalow, while it maintains many enduring classic features, 226 Westminster Street is the affordable opportunity you have been searching for. With our vendor's bags packed for Australia, a sale under the hammer is inevitable.

Enquire today to receive the comprehensive information pack, which will give you - and your bank - the complete confidence to purchase. Including EQ SOW, sign-offs, PS3s and PS4s, COCs, current insurance, building report, LIM report and more.

Quality finishes are instantly evident, particularly in the LUX designer kitchen, which showcases a sleek waterfall countertop, family-friendly island bench, adjacent matching laundry, and plenty of storage solutions. The dining area and lounge effortlessly extend outside via two separate decks, both positioned to soak up every last drop of entertainer's sunlight. Internally, the three double bedrooms are fashionably accommodated by a tiled family bathroom. New joinery, double glazing, two heat pumps, and a North-West outlook combine for year-round comfort.



A well-appointed studio suite with its own bathroom in the detached garage extends your options, making it the perfect home office, accommodation for guests, or retreat for teens.

The leafy 678 sqm (approx.) garden backdrop compliments the home's incredibly convenient position with cafes, Christchurch Park, and public transport routes within walking distance. Well-educated schooling options add to the value of this fully enhanced character in a superb location.

Please be aware that this information may have been sourced from Core Logic /Land Information New Zealand/ Local Council and we may not have been able to verify the accuracy of the same. Refer to our Passing Over of Information Statement. Calder & Co Residential Powered by Agent X Licensed Agent REAA 2008.

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