

LOT 138 EMINENCE DRIVE

NORTHWOOD



Calder & Co.

R E S I D E N T I A L

T/A CALDER AND CO LIMITED

POWERED BY AGENT X (2021) LTD LICENSED REAA 2008

Architecturally designed for LUX living!

Was ~~\$879,000~~, Now asking \$799,000.
All offers considered. 10% Deposit to secure.

Have you been sitting back waiting for the right opportunity and time to act on the market?

This architecturally designed three-bedroom, two-bathroom Northwood home with garaging and a fully landscaped section must be front page and front of mind for those wanting the comforts of a brand-new.

Whilst we initially listed this property in April for \$879,000, since then our out-of-town owner is no longer relocating to Christchurch, and we've taken instructions to sell it for \$785,000 - which represents incredible value for money for a brand-new home so close to the city.

Taking inspiration from the beautiful Groynes green reserves and embracing an exciting balance of natural textures and colours, this home boasts a striking architectural street appeal. Exterior selections combine glazed Euro Modus black brick with dark mortar and Resene Integra lightweight facade system painted Resene Black White for a refreshing, bold and enduring aesthetic. Further complimenting the stylish look, this home will also be fully landscaped with Kowhai and Magnolia trees, native plantings and not one, but three decks for all-day enjoyment.





This is the full turn-key opportunity you have been waiting for, including all decking, landscaping, drapes, blinds, and appliances - secure it with a 10% deposit. Located just three minutes from many scenic walking and biking tracks, picnic areas overlooking lakes and green family reserves, it's easy to see why this is Christchurch's favoured leisure spot. Don't delay, enquire via email for your information pack and secure this exciting opportunity today.

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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Calder & Co.

RESIDENTIAL

Agent X (2021) Ltd Licensed REAA 2008

Property Details.

Legal Description To be determined as a result of a subdivision of the underlying land being Lot 502 DP 475955 as currently comprised and described in Identifier 712241. See Further Terms of Sale.

Address LOT 138, 11 Eminence Drive, Northwood

Rateable Valuation Not available yet - property is currently under construction.

Rates Not available yet - property is currently under construction.

Land Area 323.6 sqm (Approx.)

House Area 152.4 sqm (Approx.)

Age 2022 - property is currently under construction.

TC Land Rating Unmapped. Refer to;
www.propertysearch.canterburymaps.govt.nz

Bedrooms Three double bedrooms, each with storage

Bathrooms Two bathrooms, master with ensuite

Garaging Single car garaging plus single car OSP

Construction Euro Modus Black Brick and Resene Integra facade system cladding, Coloursteel profile Ebony roof, timber framing and site-specific engineered foundation.

Heating/Cooling Heatpump

Joinery Double glazed aluminum

Insurance Fully insurable - property is currently under construction.

Chattels Light fittings, Heat pump, Garage door remote control(s), Fixed floor coverings, Wall oven, hob, Rangehood, Dishwasher. Clothesline, 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

PropertyFiles Enquire via www.calderandco.nz, Trade Me or Realestate.co.nz to receive all property files accordingly.

Refer to the additional
property documents
online or, contact
the listing agent,
Michael Calder
for more information.

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