

Property Details.

Legal Description	Estate: Fee Simple. Area 824 square metres more or less Legal Description: Lot 7. Deposited Plan 73584. CB40A/884
Address	15 Oakview Lane, Cashmere
Rateable Valuation	\$660,000
Rates	\$4,571.55 (2022/2023)
Land Area	824 sqm (more or less)
House Area	230 sqm (more or less)
Date Built	1999 - Code of Compliance issued 22.12.99
TC Land Rating	TC2. Refer to; www.propertysearch.canterburymaps.govt.nz
Bedrooms	Four double bedrooms, each with built-in storage.
Bathrooms	Two bathrooms, including ensuite and seperate laundry area
Garaging & parking	Oversized double car garaging, plus three + OSP.
Construction	Concrete foundation, exterior 40mm Insulclad with plaster render above, Colour Steel roof, fascia and gutter system
Heating/Cooling	1x Heat pump and 1x Gas fire
Joinery	Single glazed aluminium.
Insurance/Reports	Fully insured. Building report, LIM and additional CCC files supplied with the comprehensive property files pack.
Chattels	Bathroom extractor, bathroom heater, blinds, ceiling fan, clothesline, drapes, fixed floor coverings, gas hob, heat pump, heated towel rail, inbuilt oven, kitchen extractor, light fittings, rangehood, security lights. Refer to S&P for further details.

Contact Salesperson.

Angus Bailey Michael Calder	027 949 8163, angus@calderandco.nz 0223082210, michael@calderandco.nz or visit our lounge at 149 Victoria Street, Christchurch Central
How do we obtain property Files?	Salesperson will personally email through following your viewing. Alternatively, you can enquire via email, Trade Me or Realestate or calderandco.nz to recieve all property files accordingly.



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OAKVIEW
LANE
CASHMERE

Calder
& Co.

R E S I D E N T I A L

T/A CALDER AND CO LIMITED
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SPACIOUS CONVENIENCE IN A SOUGHT-AFTER LOCATION

Auction Date: 2.00pm Friday, 18.11.22 (Unless Sold Prior)

Auction Location: Calder & Co. Offices, 149 Victoria Street, Central City.

Register your interest today.

Families looking for effortless living and modern convenience will adore this beautifully appointed 230 sqm (approx), four-bedroom, two-bathroom family home. Built with exceptional privacy in mind and peacefully located at the end of a quiet tree-lined Cashmere lane, this is undoubtedly one of the most sought-after locations in Christchurch.

The generously appointed kitchen flows seamlessly into the dining space and living area. Large French doors allow you to connect to the landscaped garden and patio effortlessly – sit back and relax with alfresco dining. The additional formal living room allows for more expansive entertainment options. Accommodation is well catered for between four double bedrooms, all light and airy with built-in storage and a leafy green outlook. The master delivers in size with a walk-in wardrobe and fabulous ensuite. The welcoming foyer, internal access double garage and an abundance of off-street parking offer practicality and convenience. The freehold 824 sqm (approx.) section is secure and landscaped, offering the perfect play space for children and pets.

Parents looking for quality education will be delighted with the pathway presented, with Thorrlington School, St Peters School, Christchurch South Intermediate, and Cashmere High School all within zone. The location is near many of Christchurch's most iconic amenities, and Bowenvale Reserve, Cracroft Reserve, Christchurch Adventure Park, Victoria Park, and Heathcote River walks are a short distance away.

Private, affordable, four-bedroom, single-level homes on the lower Cashmere slopes are rare, and buyer interest is expected to be high. If you want to find out more, please enquire via email or call Angus 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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