

Property Details.

Legal Description	CB43C/1143, Lot 21, Deposited Plan 75914
Address	3 Johnson Avenue, Amberley
Rateable Valuation	\$630,000
Rates	\$3,255.30 (Rates for Current Year 2022/2023)
Land Area	2478 square metres (more or less)
House Area	264 square metres (more or less) + Seperate garaging/workshop
Date Built	2004
TC Land Rating	TC1. Refer to; www.propertysearch.canterburymaps.govt.nz
Bedrooms	Four double bedrooms, each with built-in storage.
Bathrooms	Two bathrooms, seperate laundry area
Garaging & parking	Four off street carparks, two car internal access garage plus seperate three bay shed for three vehicles, plus addiitonal off street parking for boats and trailers etc.
Construction	70 Series Brick with colour steel roof and Concrete foundation. See building spec sheets for details.
Heating/Cooling	1x woodburner (lounge - consented) 1x woodburner in seperate garage/workshop (unconsented) 1x Heat pump, fully insulated. See building spec sheets for details.
Joinery	Double glazed aluminium.
Insurance/Reports	Fully insured. Additional CCC files supplied within the comprehensive property files pack.
Chattels	Refer to S&P Agreement for comprehensive chattles list.

Contact Salesperson.

Michael Calder 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.



THREE JOHNSON AVENUE AMBERLEY

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EVERYTHING YOU WOULD EVER WANT AND NEED ON 2478M2

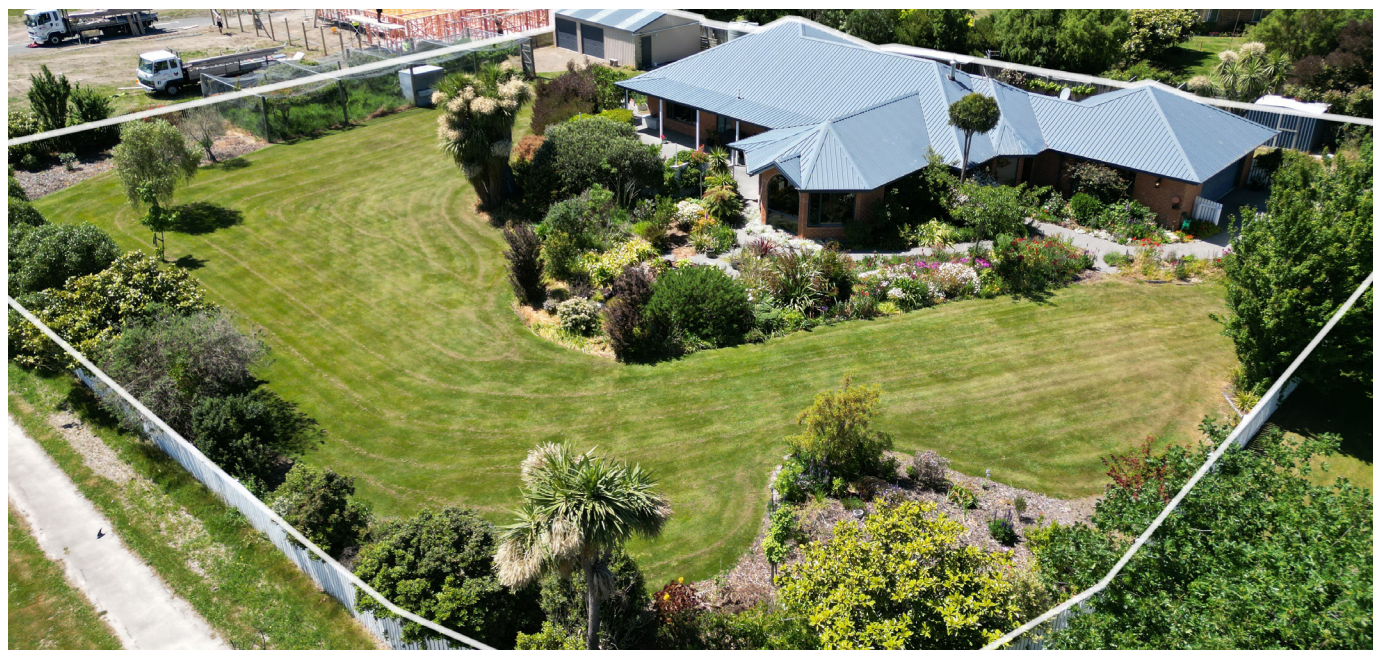
ENQUIRIES OVER \$919,000 - ALL OFFERS WILL BE PRESENTED.

Welcome to everything you would ever want and need at 3 Johnson Avenue here in the country Village of Amberley. A home of generous proportions holds a welcoming, homely nature over a 264 sqm (approx.) floorplan. Three oversized double bedrooms provide ample accommodation, while a dedicated office space/fourth bedroom adds versatility for those needing to work from home or wanting extra capacity. The primary suite enjoys an ensuite and a walk-in robe with a lush green outlook and stunning vista views of the hillside.

Anchoring the hub of the home is the expansive open-plan kitchen with a large pantry and plenty of living and dining space. A separate formal lounge offers a comfortable space for the family to gather and appreciate the colorful established garden through feature oversized windows. Step outside from either living room to appreciate the sheltered entertainer's courtyard - imagine a festive Christmas here! The family bathroom is well-appointed, with the added convenience of a separate toilet and laundry, with the internally accessed garage makes everyday living a breeze. An impressive secondary garage adds separate and secure parking for an additional three vehicles - "she-shed" and "mancaue" enthusiasts will adore this space. Furthermore, private parking is abundant for your boat, caravan and trailers a plenty.

Set on 2478sqm (approx.), this residential property delivers that lovely country lifestyle within walking distance to cafes and the township. With our vendor's next home purchased, motivation is high and your viewing is a must.

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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