

Property Details.

Legal Description	LOT 2 DP 60736. Identifier CB36A/1198.
Address	3 Wanaka Place, Mairehau, Christchurch.
Rateable Valuation	\$750,000 (2022/2023)
Rates	\$3,623.29 (2022/2023)
Land Area	Freehold 1121 sqm (approx)
House Area	185.96 sqm (approx) Dwelling + 39.6 sqm (approx) Studio = Total of 225.56 sqm (approx.)
Date Built	1988. (Same owner since built new)
Land Rating	TC 2 (propertysearch.canterburymaps.govt.nz)
Bedrooms	Four double-bedrooms with built in storage, plus fifth bedroom option in sleepout/studio.
Bathrooms	One bathroom, seperate laundry and toilet.
Garaging & parking	Oversized double-car garaging with internal access, plus separate single - car garage attached to standalone studio, plus OSP for trailers, boat, and/or 3+ vehicles.
Construction	Brick cladding, concrete foundation. Enquire for complete building plans.
Heating/Cooling	Heatpump and gas fire in the living area.
Joinery	Single glazed Alumiuimn windows and doors.
Insurance	Fully insured.
Additional Chattles	For an extensive list of chattels, refer to S&P Agreement for details.

Contact Salesperson.

Michael Calder	022 308 2210, michael@calderandco.nz or visit our lounge at 149 Victoria Street, Christchurch Central
Wish to obtain the property files?	Your salesperson will send through shortly after your viewing. Or enquire via email, www.calderandco.nz , Trade Me or Realestate.co.nz to recieve all property files accordingly.

THREE WANAKA PLACE MAIREHAU

Calder & Co.

R E S I D E N T I A L

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SOLID 5 BED HOME WITH 3 CAR GARAGING ON 1121 M2 ...

DEADLINE SALE: All offers presented 12.00pm on Friday, 31/3/2023 (USP)

Solid, spacious, and after 35 years of residing here since building the home new, it must be sold - Welcome to 3 Wanaka Place in Mairehau.

Tucked away in a quiet cul-de-sac and hidden behind an unassuming exterior, this spacious family home is private and offers many pleasant surprises. Set on a rare 1121 sqm (approx) freehold section, this substantial permanent-material home provides four double bedrooms, a standalone studio, and three-car garaging - these aspects combine for the ultimate family abode in a city-side location.

Two separate areas define the garden, with one side being defined as the best backyard cricket pitch in Christchurch, and the other area enjoys a more peaceful setting, lush plantings, and a northern outlook. Inside, all bedrooms are doubles, with the master embracing the convenience of direct access to its private area in the stunning garden.

A broad galley style kitchen centers the home with a large dining area or second living adjacent. A separate family bathroom, toilet, laundry, and abundant storage add to convenient modern living. With seamless indoor outdoor flow, this home is beautifully positioned for expansive family entertainment and the ability to enjoy alfresco living.

With our vendors going separate ways, all offers will be presented on deadline, including those subject to sale of other homes welcomed. Rest assured, a sold result here is certain. We look forward to seeing you and your family at this weekend's open home.

Please be aware that this information may have been sourced from RPNZ/ Property Guru/ Land Information New Zealand/ Local Council and we have not been able to verify the accuracy of the same. Calder & Co is Powered by Agent X (2021) Licensed Agent REAA 2008. Refer to our Passing Over of Information Statement at: www.calderandco.nz/passing-over-of-information



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