

Frequently asked questions.

Legal Description LOT 2 DP 60736. Identifier CB36A/1198.

Address 1/145 Eminence Drive, Northwood

Rateable Valuation TBC (2022/2023)

Rates TBC (2022/2023)

Land Area Freehold 221 sqm (approx)

House Area 151 sqm (approx)

Date Built Code of Compliance will be issued April/May 2023

Land Rating TC2 - Not Verified (visit propertysearch.canterburymaps.govt.nz)

Bedrooms Three double-bedrooms with built in storage

Bathrooms Two bathrooms with master ensuite, seperate laundry

Garaging & parking Oversized single-car garaging with internal access, plus separate single-car parking space.

Construction Integra Lightweight concrete panel with Linea Features, concrete foundation. Enquire for complete building plans.

Heating/Cooling Heatpump in the living area.

Joinery Double glazed Aluminium windows and doors.

Insurance Fully insured.

Additional Chattles For an extensive list of chattels, refer to S&P Agreement for details. Full turn key package including blinds curtains, appliances, decking, landscaping, greenery and foliage with full landscaping plan available.

Contact your residential specialist.

Michael Calder 022 308 2210, michael@calderandco.nz
or visit our lounge at 149 Victoria Street, Christchurch Central

Wish to obtain the property files? Enquire via www.calderandco.nz, Trade Me or Realestate.co.nz to receive all property files accordingly. Alternatively open your mobile phone camera and scan the QR code, enter your details and obtain all files within moments.



Thank you for viewing, and should you have any questions, please contact your residential specialist.



1/145
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ASKING PRICE: \$749,000 WITH ALL OFFERS PRESENTED

With completion on track for mid-late April 2023, this heightened architectural family home will impress a broad audience of buyers and is offered to the market for certain sale. Enquire today to secure pre-completion as the price will undoubtedly increase come completion.

This architecturally designed three-bedroom, two-bathroom Northwood home with garaging and a fully landscaped section must be front of mind for those wanting brand-new comforts. Suitable for buyers of all ages and stages, the 151m² (approx.) floor plan effortlessly stretches out to the North-West facing rear deck and oversees the easy-care section. Whilst a single garage with internal access and one OSP and a private laneway at the rear of the home ensures plenty for parking for all. 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 inside and out.

Further complimenting the stylish look, this home will be fully landscaped with established trees, native plantings, and three decks for all-day enjoyment and retiring in the sun. Located just three minutes from many scenic walking and biking tracks, it's easy to see why this is Christchurch's favoured leisure spot. Enquire via email or call Michael Calder as vendors are motivated to sign today! Other agency work-ins welcomed.



Additional 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. Buyers also note the images shown are artists' impressions only some images may relate to others in the development. Refer to progress photos and our Passing Over of Information Statement. Calder & Co Residential Powered by Agent X Licensed Agent REAA 2008.

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