



**Property
Info Pack**

Property Info Pack

4 Helmsdale Street, Burwood

OFFICE ROAD
REAL ESTATE



607m2



90m2



3



1



1



2

PROPERTY DETAILS

ADDRESS:

4 Helmsdale Street, Burwood, Christchurch

LEGAL DESCRIPTION:

LOT 15 DP 24873

RATEABLE VALUE:

\$580,000

PROPERTY TITLE TYPE:

House

PROPERTY AGE:

1960

PRICING:

Price by Negotiation

OPEN HOMES:

Refer to Trademe for open home times & dates

PRIVATE VIEWINGS:

Please contact me for a private viewing:

Andy Williams, andy@officeroad.co.nz, 0225475232

LISTING:

https://www.officeroad.co.nz/property?property_id=1499524

PROPERTY DESCRIPTION

A CLASSIC PURCHASE!

Discover the timeless charm of classic living at 4 Helmsdale Street. Nestled within a tranquil setting, this solidly built 1960s home is set on an expansive 607m² (approx) freehold section, offering an ideal blend of privacy and potential. Whether you're a first-home buyer, investor, or developer, this property offers the rare opportunity to own a slice of countryside just outside Christchurch.

With 90m² of thoughtfully designed interior space, this classic three-bedroom, one-bathroom home captures the essence of comfortable living. The blend of carpet and timber flooring enhances its warmth and inviting feel, while the open-plan layout provides flexibility and practicality for daily living. Large windows let in an abundance of natural light, framing serene rural views.

Step outside, and you'll be greeted by a spacious deck and patio area, perfect for relaxing or entertaining. The expansive grounds offer ample room for further landscaping, potential extensions, or development to suit your needs. A freestanding double garage completes the outdoor amenities, providing ample storage for vehicles and equipment.

With its solid construction, this property is well-suited to stand the test of time. Set in a peaceful location yet within reach of urban conveniences, it presents an opportunity to experience a laid-back, semi-rural lifestyle without sacrificing accessibility.

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. Refer to our Passing Over of Information Statement located in the footer menu of www.officeroad.co.nz.

PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



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Certificate
Of Title

Certificate
Of Title

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017




R.W. Muir
Registrar-General
of Land

Identifier CB6B/1373
Land Registration District Canterbury
Date Issued 21 September 1966

Prior References
CB4A/1469

Estate Fee Simple
Area 607 square metres more or less
Legal Description Lot 15 Deposited Plan 24873
Registered Owners
Direct Property Buyers Limited

Interests
694750 Notice imposing Building Line and Hoardings Restriction

Guaranteed Search Copy Dated 18/11/24 10:03 am, Page 2 of 2
Register Only



**Additional
Documentation Link**

**Additional
Documentation**

OFFICE ROAD
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Producer statement construction (PS3)

All sections of this PS3 must be completed

Tick applicable Contractor for:

- | | | | |
|---|---|---|------------------------------------|
| <input checked="" type="checkbox"/> Building | <input type="checkbox"/> Emergency Lighting | <input type="checkbox"/> Cladding | <input type="checkbox"/> Escalator |
| <input type="checkbox"/> Waterproof Membranes | <input type="checkbox"/> Drainlayer | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Lift |
| <input type="checkbox"/> Mechanical (HVAC) | <input type="checkbox"/> Solar Heating | <input type="checkbox"/> Other (specify): | |

Author name:

William Francis

Author company:

Francis Building Solutions Ltd

Site address:

4 Mainsdale Street, Burnwood

Description of building work:

PAVE 4 PILES

Owners Details:

DIRECT PROPERTY BUYERS

Scope of work covered by statement:

System/Product used (if applicable):

I (constructor): Francis Building Solutions have been engaged by
Allen & Co (applicant, designer, main contractor etc) ☒ part ☐ all
to construct:

As specified in the attached particulars of Building Consent Number: _____ and its attached conditions

I am satisfied on reasonable grounds that the building work specified above has been completed to the extent required by that Building Consent and complies with the NZ Building Code.

NZBC clauses: ☒ B1 ☒ B2 ☐ C1 ☐ C2 ☐ C3 ☐ C4 ☐ C5 ☐ C6 ☐ D1 ☐ D2 ☐ E1 ☐ E2 ☐ H1
[select as applicable] ☐ E3 ☐ F1 ☐ F2 ☐ F3 ☐ F4 ☐ F5 ☐ F6 ☐ F7 ☐ F8 ☐ G1 ☐ G2 ☐ G3
☐ G4 ☐ G5 ☐ G6 ☐ G7 ☐ G8 ☐ G9 ☐ G10 ☐ G11 ☐ G12 ☐ G13 ☐ G14 ☐ G15

I understand that this Producer Statement, if accepted, may be relied on by the Council for the purpose of establishing compliance with the Building Consent.

Registration No:

Or

☐ N/A

129669

Qualifications/Experience:

12/1/14

Postcode:

Address:

Phone:

Fax:

Mobile:

0279324158

Email:

chun@francesbuccon.com

Signature:

Date:

22/11/24



A BIT ABOUT ANDY

Andy Williams is not only the Business owner of Office Road Real Estate but is an award winning agent. Being awarded in the top 100 Agents in New Zealand by Rate My Agent in 2021. Andy is quickly building a great reputation with track record to boot.

Canterbury born and bred, Andy knows the ever-changing Christchurch well.

He started his career in Personal Training, so working closely with clients and helping them to achieve their own fantastic results is familiar territory to him.

Andy spent many years working in the construction sector focusing on sales and specifications, working alongside architects, developers and builders. This gave him a well-rounded understanding and sound knowledge of everything it takes to improve, build or maximise the potential of a property - from renovations to new builds and developments. It's this knowledge, experience and valuable contacts that gave Andy a strong advantage during his own property investment journey.

Fast forward to now and Andy's desire to help people achieve fantastic results remains the same, and together with his passion for property, it was a natural fit to start helping others with their own property journey.

Andy's approach is straightforward and genuine and he's prepared to have honest conversations to achieve the best possible results for all parties.

PASSING OVER OF INFORMATION

The attached material has been compiled by the collection of records, documents, or information which may have been supplied by third parties, the vendor or the vendor's agent. Accordingly, it is merely passing over the information as supplied to us.

WARNING:

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