

SALUS PROPERTY



PROPERTY BROCHURE

UNIT 2, 10 HURLEY STREET, CHRISTCHURCH CENTRAL CITY



Chic Inner-City Living & Fully Furnished

Unit 2, 10 Hurley Street, Christchurch Central City



2 Bedrooms



1 Bathroom



1 Secure
Carpark



84
sqm

Discover this stylish, fully furnished 2-bedroom, 1-bathroom townhouse, beautifully designed for comfort and inner-city living.

This is your perfect retreat in the heart of Christchurch — Nestled on a serene street, this townhouse offers a secure parking space, rare for a CBD property. In just a short stroll along the Avon River, you can wander down to the city's vibrant heart with the best of the CBD's cafés, restaurants and bars on your doorstep, allowing you to enjoy the best of both worlds.

Spread across two inviting floors, the lower level greets you with a seamless blend of an open-plan kitchen, lounge, and dining area, with a separate laundry. Slide open the ranch-slider to your private deck, perfect for basking under the summer sun.

The upper level features two sunlit bedrooms with ample wardrobe space and a stylish bathroom with a fully tiled shower, as well as a workspace set up for those work-from-home days.

Equipped with everything you see in the listing photos, this well-appointed home is move-in ready! The home comes fully furnished and has everything you need and more, with high quality furnishings — every detail has been thought through.

A fully furnished home with secure parking, nestled on a quiet street in the city centre is hard to come by — 2/10 Hurley Street offers the modern lifestyle you've been searching for.

Property Information

LEGAL

| | |
|---------------------|--|
| Legal Description: | Principal Unit 2 Deposited Plan 552171 and Accessory Unit 12 Deposited Plan 552171 |
| Type: | Stratum (in Freehold) |
| Council Rates: | \$3,868.04 |
| Rateable Value: | \$670,000 |
| Floor Area: | 84 sqm |
| Body Corporate Fee: | \$4,425 |
| Built in: | 2021 |
| Bedrooms: | 2 |
| Bathrooms: | 1 |
| Lounges: | 1 |
| Garage: | 1 Secure carpark |
| Cladding: | Mixed Material |
| Roofing: | Steel/G-Iron |
| Heating/Cooling: | 1 x Heat pump |
| Hot Water: | Electric |
| Power: | Mains |
| Insulation: | Fully |
| Fencing: | Fully |
| Glazing: | Double |

REPORTS & INFORMATION

| | |
|---------------------|-----|
| BC File: | Yes |
| Title Available: | Yes |
| Code of Compliance: | Yes |

NEIGHBOURHOOD

| | |
|----------------|--|
| School Zoning: | Christchurch East School, Te Aratai College, Hillview Christian School, Christchurch Adventist School, Middleton Grange School |
|----------------|--|

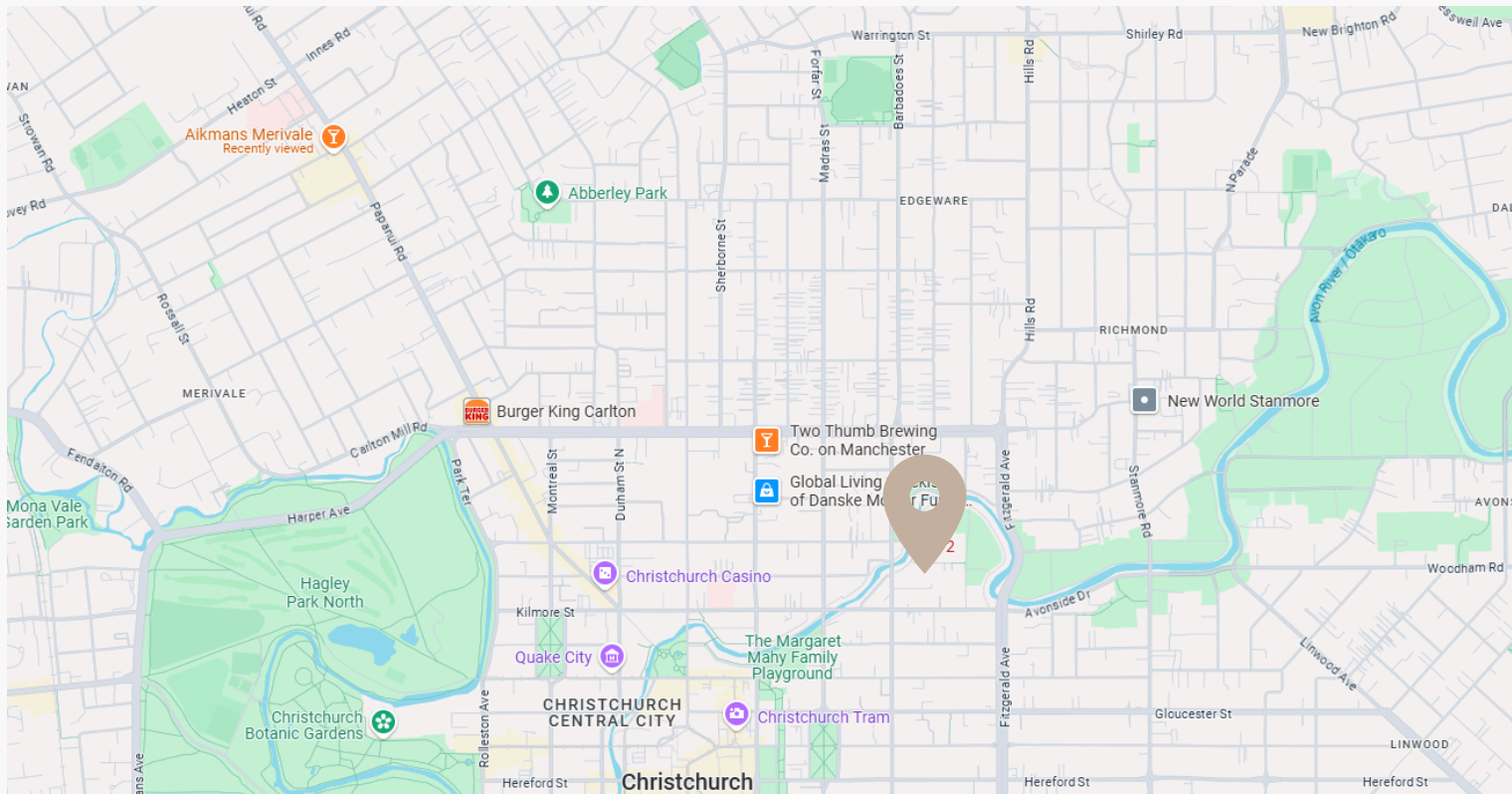
CHATELS — Fully furnished as per listing photos

- | | | |
|-----------------|---------------------|-------------------------|
| • Letterbox | • Cooktop | • Window treatments |
| • 1 x Heat pump | • Electric oven | • Light fittings |
| • Dishwasher | • Heated towel rail | • Fixed floor coverings |
| • Range hood | • Smoke detectors | |

NOT INCLUDED CHATELS

N/A

Location

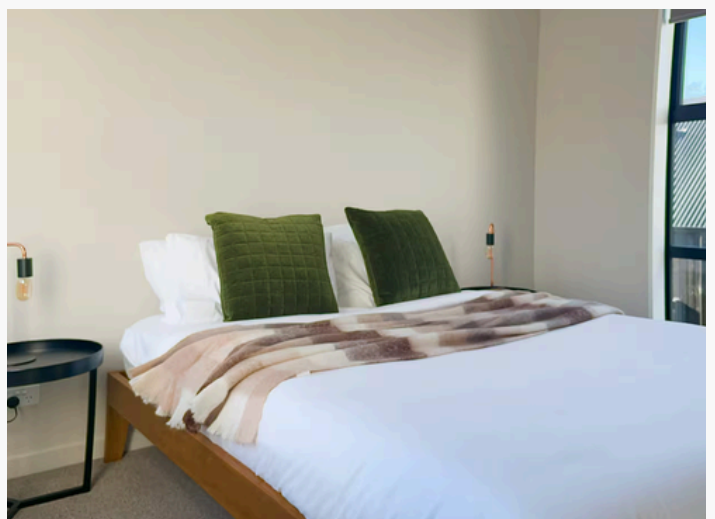
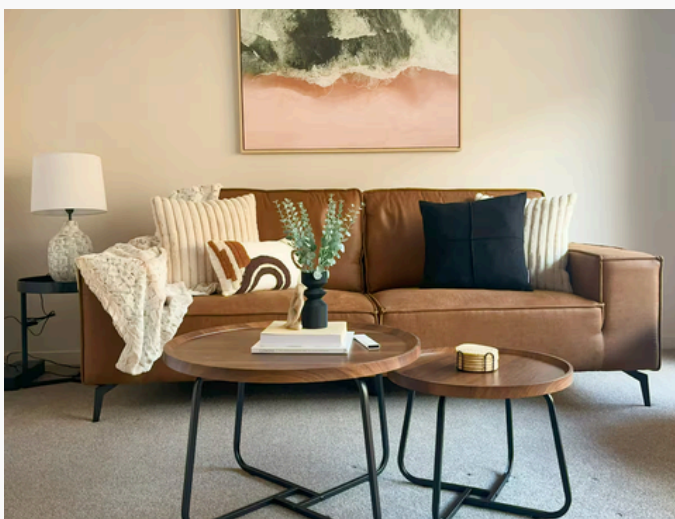


Located on a serene street within the four avenues, this property provides quiet inner-city living, with all that Christchurch has to offer right on your doorstep. You're just a short stroll to the city's best cafés, restaurants, bars, and nightlife.

Grab your morning coffee, walk to work, enjoy an evening beverage and dinner out — all within walking distance.

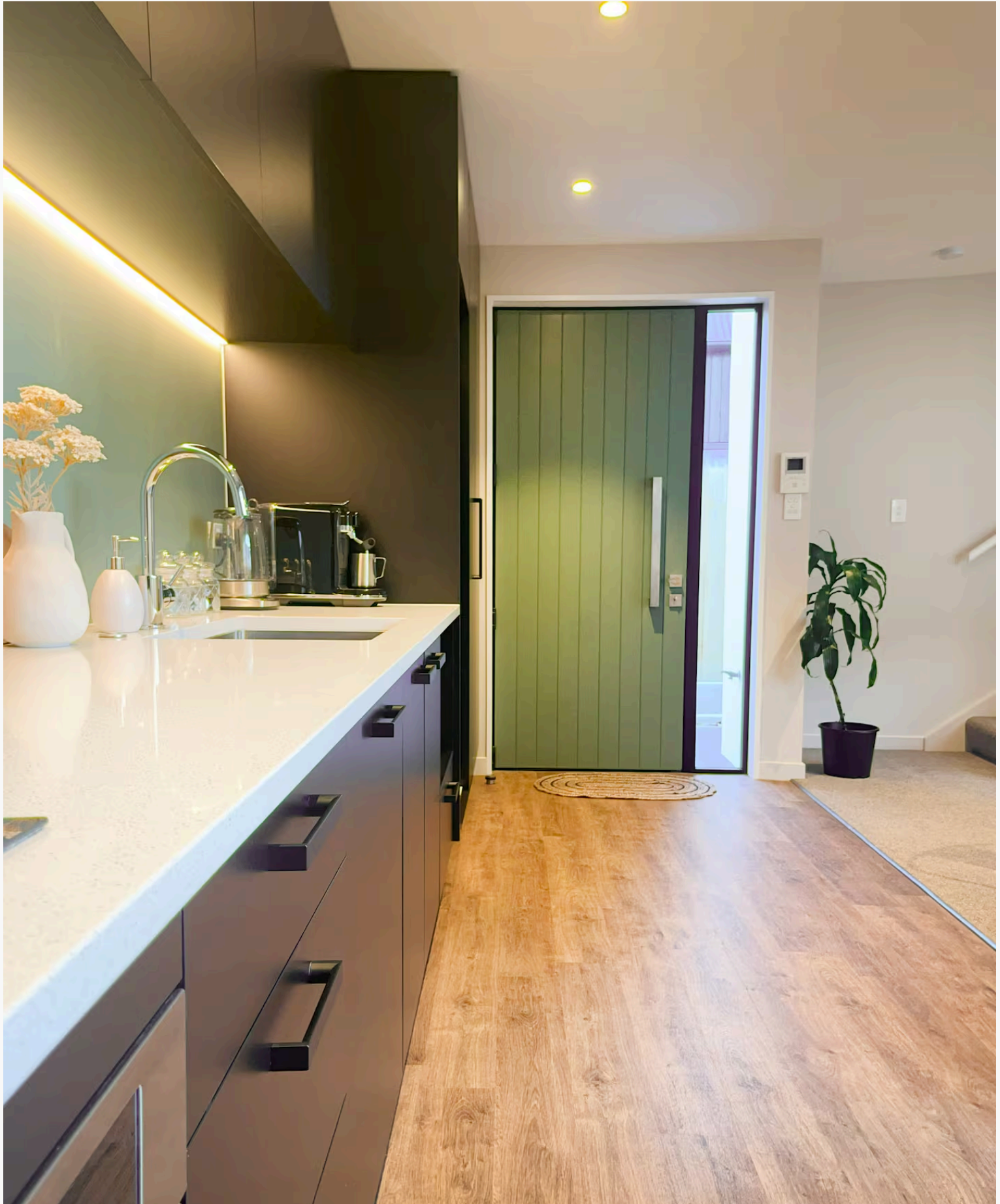
AMENITIES

- Riverside Market / Oxford Tce 1.8km
- Anytime Fitness 1.1km
- One NZ Stadium 1.3km
- New Regent Street 1.0km
- Te Pae Convention Centre 1.2km
- Hagley Park 1.8km
- New World 1.8km
- Margaret Mahy Playground 700m



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Introducing Salus Property

Salus Property is a boutique real estate agency based in Christchurch, backed by a team of dedicated real estate professionals ready to assist a diverse range of clients. We pride ourselves on our in-depth knowledge of the Christchurch market and our commitment to building strong client relationships.

Whether you're a seasoned investor looking to grow your portfolio, a first-home buyer taking that exciting first step onto the property ladder, or simply searching for the ideal place to call home, we're here to help.

We leverage our market insights and extensive network of contacts to identify high-potential properties for investors. For first-home buyers, our team offers personalised support and advice, guiding them through the process of finding a property that truly aligns with their lifestyle. And for those selling, our tailored marketing plans and expert negotiation skills ensure your property gets maximum exposure to the right buyers.

At Salus Property, we believe in being upfront, honest, and providing individual attention to every client. Our experienced agents are more than just salespeople; they're genuine people passionate about helping you achieve your property goals.

Get in touch with us today to see how we can help find your place in Christchurch.

- The Salus team

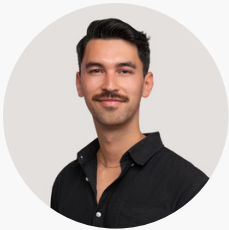
Get in touch with us



Holly Hayde

027 333 8737

holly@salusproperty.co.nz



Logan Emery

027 823 7907

logan@salusproperty.co.nz

PLAN | INVEST | ELEVATE.