



15 CROSS STREET,  
MILTON



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# MOVE IN & ENJOY!

 3  1  2  120 m<sup>2</sup>  609 m<sup>2</sup>

This immaculate three-bedroom home in Milton combines comfort, functionality, and easy-care living. Designed with modern convenience in mind, the home boasts full double glazing and sliding doors that flow seamlessly from the dining area to a sunny patio – the perfect spot for entertaining or enjoying quiet evenings outdoors.

Set on a flat, easy-care section, the property is both practical and appealing. The stylish bathroom and separate laundry add to the home's functionality, while a Coloursteel roof ensures durability for years to come. A carport and garage provide excellent parking and storage options, giving this property plenty of flexibility for families, couples, or downsizers.

With its immaculate presentation and thoughtful layout, this home offers a low-maintenance lifestyle in a popular Milton location – a standout opportunity ready to be enjoyed!











## LEGALS

Land Area	609 m
Floor Area	120 m
Tenure	Freehold
Rateable Value	\$425,000
Land Value	\$300,000
Improvements value	\$125,000
Rates	\$4235.82
Council Zone	Urban Resource Area

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## ENERGY

Heating	Heat Pump
Insulation	Roof, Walls and Underfloor Insulation
Windows	Double Glazed
Water Heating	Gas

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## CONSTRUCTION

Year Built	1970s
Exterior	Brick
Roof	Colorsteel

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## EDUCATION

Early Childhood	Milton Kindergarten
Primary	Milton Primary School, Tokoiti School
Secondary	Tokomairiro School

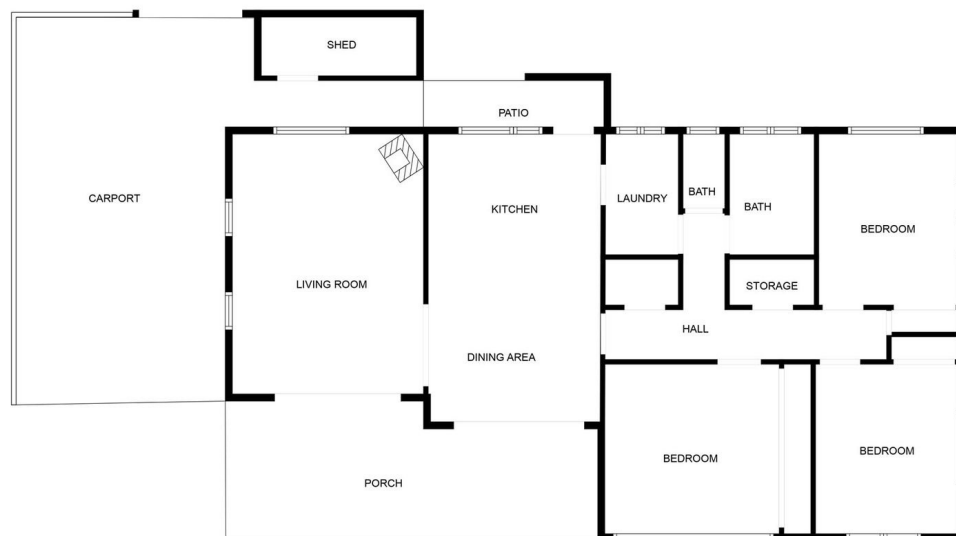
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## CHATTELS

Window treatments, clothesline, dishwasher, electric oven, hob/cooktop, extraction fan, fixed floor coverings, garden shed, heat pump, light fittings, range hood , smoke detector, TV bracket

## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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*This floor plan is not to scale and is for illustrative purposes only.*





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## BE supported every step of the way

At Be Real Estate, we're redefining the real estate experience by delivering exceptional service, building lasting relationships, and achieving life-changing outcomes. Founded on the principles of integrity, innovation, and personalized care, we are committed to guiding our clients through every stage of their property journey with expertise and heart.

Be Real Estate is the vision of Chris Adams and Polly, two dynamic real estate professionals with diverse expertise and a shared passion for delivering outstanding results. Together, they bring a unique blend of skills, local knowledge, and unwavering commitment to serving the Otago community and beyond.

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