



1 CHERRY LANE, MILTON



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ESTATE

WELL-PRESENTED 1970S GEM

🏠 3 🛏️ 1 🚗 2 🏠 130 m² 📏 643 m²

This brick home blends character with everyday practicality, offering a warm and inviting place to settle in a private location.

Step inside and you'll find a thoughtfully designed interior that balances charm with comfort. The kitchen comes complete with a pull out pantry, double draw dishwasher, and plenty of storage, while the adjoining dining area is kept comfortable with a heat pump. The living room features high-pitched ceilings and clerestory windows that flood the space with natural light, and a Gas fire provides a cosy hub for cooler nights. Another heat pump in the hallway ensures warmth flows throughout the rest of the home.

There are three well appointed bedrooms, each with good wardrobes. The bathroom comes with a spa bath, shower unit, underfloor heating, and a separate toilet with its own basin. A hideaway laundry makes clever use of space.

Outdoors, the covered rear porch and the patio provide a sheltered spot to relax, with an easy-care garden and a tunnel house at the rear for those who love to grow. The double garage and excellent off-street parking add practicality, while the resealed roof and double glazing offer peace of mind.

This is a home with personality, comfort, and thoughtful touches throughout.







LEGALS

Land Area	643 m
Floor Area	130 m
Tenure	Freehold
Rateable Value	\$415,000
Land Value	\$135,000
Improvements value	\$280,000
Rates	\$4,232.97
Council Zone	Urban Resource Area

ENERGY

Heating	Heatpump x2 and fire
Insulation	Ceiling Insulation and Underfloor
Windows	Double Glazed
Water Heating	Gas

CONSTRUCTION

Year Built	1970s
Exterior	Concrete Brick
Roof	Decramastic Tile

EDUCATION

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

CHATTELS

Window treatments, clothesline, dishwasher, electric oven, HOB/cooktop (electric), fixed floor coverings, heated towel rail, heat pump (2), light fittings, range hood, refrigerator, smoke detectors

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.

The floor plan shows a house with a large garage and a courtyard. The main house layout includes a kitchen, dining area, living room, foyer, porch, and three bedrooms. There is also a bathroom, a toilet, and a hall. The garage is located at the top left, and the courtyard is at the top right. The house is oriented with the front porch facing right.

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



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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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