

SALUS

PROPERTY



PROPERTY BROCHURE
20 MAGNATE DRIVE, KAIAPOI



Contemporary 3-Bedroom Home – Perfect for Families

20 Magnate Drive, Kaiapoi



3 Bedrooms



2 Bathrooms



Double
Garage



175
sqm



569
sqm

Welcome to this lovely 3-bedroom, 2-bathroom family home, perfectly positioned in the ever-popular Sovereign Palms community of Kaiapoi. Designed with both comfort and practicality in mind, this property offers an inviting lifestyle for families, first-home buyers, or those seeking a modern, low-maintenance home.

Step inside to discover a light-filled open-plan living and dining area, seamlessly connecting to a stylish kitchen complete with quality appliances and plenty of storage. The generous floor plan includes three well-proportioned bedrooms, with the master featuring its own ensuite and walk-in wardrobe for added convenience.

A second modern bathroom and internal access double garage provide practicality, while double glazing and efficient heating ensure year-round comfort.

Outdoor living is well catered for with a private, sun-drenched decking area and an easy-care section – perfect for family gatherings or entertaining friends.

Located close to local parks, schools, shops, and with easy access to Christchurch, this home combines modern design with everyday functionality in a sought-after neighbourhood. Our vendor has moved on so don't miss your opportunity to secure this wonderful family home in Kaiapoi.

Property Information

LEGAL

Legal Description:	LOT 530 DP 461594
Type:	Fee Simple (Freehold)
Council Rates:	\$4,878.16
Rateable Value:	\$740,000
Floor Area:	175 sqm
Land Area:	569 sqm
Built in:	2015
Bedrooms:	3
Bathrooms:	2
Lounges:	2
Garage:	Double Garage
Cladding:	Plaster and James Hardie
Roofing:	Coloursteel
Heating/Cooling:	Heat pump
Hot Water:	Mains
Power:	Mains
Insulation:	Fully
Fencing:	Fully
Glazing:	Double

REPORTS & INFORMATION

LIM:	Buyer to obtain
Title Available:	Yes
Code of Compliance:	Yes

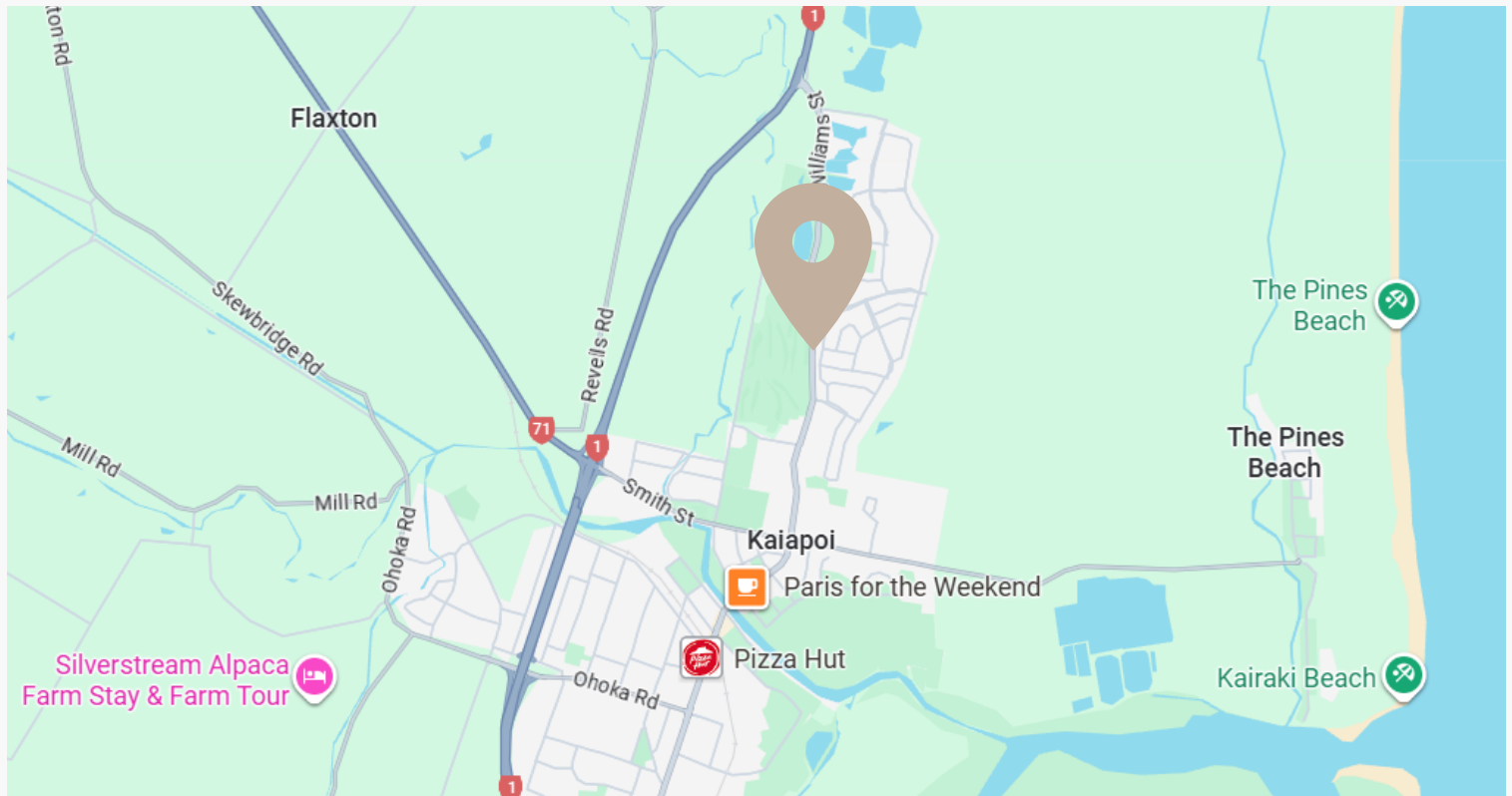
NEIGHBOURHOOD

School Zoning:	Kaiapoi North School, St Patrick's School, Kaiapoi High School
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CHATELS

- | | | |
|---|--|---|
| <ul style="list-style-type: none">• Letterbox• Dishwasher• Range hood• Cooktop | <ul style="list-style-type: none">• Oven• Heat pump• Heated towel rails• Light fittings | <ul style="list-style-type: none">• Smoke detectors• Fixed floor coverings• Window treatments |
|---|--|---|

Location



Kaiapoi is a thriving riverside town in the Waimakariri District, located just 17 kilometres north of Christchurch. Set along the Kaiapoi River, it's known for its strong community spirit, rich history, and easy access to both the city and the beach.

With a population of around 13,000, Kaiapoi has seen steady growth in recent years, transforming into a vibrant hub for families, professionals, and retirees alike. Its blend of modern amenities, local businesses, and relaxed small-town charm makes it one of Canterbury's most desirable places to live.

NEARBY AMENITIES

- Kaiapoi Golf Club
- Kaiapoi North School
- Kaiapoi Aquatic Centre
- New World
- Kaiapoi Library
- Flex Fitness
- Woolworths
- Kaiapoi High School
- Christchurch Northern Motorway

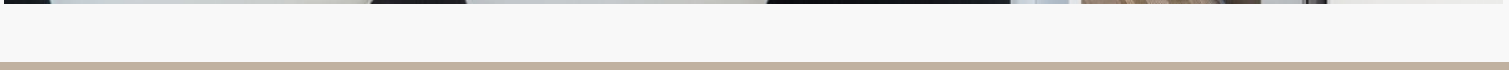


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Introducing Salus Property

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



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PLAN | INVEST | ELEVATE.