

MCRAE & KNOWLER

PROPERTY BROCHURE

2 / 54 DEVON STREET, SYDENHAM



2 / 54 DEVON STREET, SYDENHAM

Enquiries Over \$399,000

INVEST OR NEST IN SYDENHAM

 2  1  1  80 m²

Located in the heart of Sydenham, 2/54 Devon Street presents a great opportunity for first-home buyers looking to get on the property ladder or investors seeking a straightforward, low-maintenance property to add to their portfolio. Positioned as the middle unit of three, this home is tidy and well-kept, offering comfortable living with room to add your own touch over time.

Inside, the layout is simple and practical, with a kitchen and dining area that connects to the lounge. A heat pump provides year-round comfort, keeping the home warm in winter and cool in summer. The property offers two good-sized double bedrooms, both with built-in wardrobes for storage. The bathroom includes a shower over the bath, a vanity, a toilet, and laundry facilities.

Outside, the garden area is low-maintenance and manageable, making it a good option for those who prefer minimal upkeep. The property also includes a single-car garage, providing secure parking and additional storage.

The location is a real highlight, with supermarkets, cafes, and local shops all nearby, making day-to-day living easy. It's also within the Cashmere High School zone, which will appeal to those thinking ahead. Overall, this is a solid, tidy cross lease unit in a convenient location, offering a great starting point for buyers looking to enter the market or invest.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Floor area	80 sqm
Tenure	Crosslease (Freehold)
Rateable value	350,000
Land value	260,000
Improvements value	90,000
Rates	2710.26
Council zone	Medium density residential zone
Technical category	TC2

ENERGY

Heating	Heat Pump
Insulation	Roof
Water heating	Electric

CONSTRUCTION

Year built	1975
Exterior	Sommerhill Stone
Roof	Tile
EQ repairs	CLM/2011/219621, CLM/2011/042550, CLM/2010/125656

EDUCATION

Early childhood	Sydenham Community Preschool, Kidsfirst Kindergartens Hargest Crescent
Primary	St Peter's School Te Kura Haoika, Sommerfield Te Kura Wairepo, Christchurch South Karamata Intermediate School,
Secondary	Cashmere High School

CHATTELS

Window treatments, Clothesline, Electric stove, Fixed floor coverings, Heat pump (1) and (1) remote, Light fittings, Rangehood



INTRODUCING

CAMERON MCRAE

Cameron commenced selling real estate at the age of twenty and has gone on to sell an excess of \$150 million in real estate that has resulted in an increasing database of local clients as well as numerous contacts from outside the region as well.

Cameron's friendly and down to earth nature along with his strong skill set and extensive knowledge of the Selwyn area will guide you through the process of selling or buying your home - striving for a stress free experience for all involved. He consistently achieves top sale prices in every type of market. His communication skills are second to none and the many lasting relationships he's built with clients prove his commitment and dedication to his career. Cameron understands the philosophy that if you are professional, committed, authentically yourself and true to your clients, the results will follow. He specialises in residential homes, house and land packages, sections, bare land and lifestyle blocks.

Aside from his love for listing and selling real estate Cameron can be seen watching local rugby games, water skiing or fishing and diving. He also enjoys cooking and spending time with his wife Laura and their Golden Retriever - Charlie.



SCAN TO REQUEST
A MARKET PRICE
UPDATE

 cameron@mkrealestate.co.nz

 mkrealestate.co.nz

Powered by Ownly Ltd. Licensed REAA 2008