

MCRAE & KNOWLER

PROPERTY BROCHURE

3 / 54 DEVON STREET, SYDENHAM



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Enquiries Over \$399,000

INVEST OR NEST IN SYDENHAM

 2  1  1  80 m²

Located in the heart of Sydenham, 3/54 Devon Street presents an excellent opportunity for first-home buyers, downsizers, or investors seeking a well-positioned, low-maintenance property. Privately situated as the rear unit of three, this tidy home enjoys added peace and privacy while offering comfortable living with scope to add value over time.

Inside, the practical layout features a functional kitchen and dining area that flows through to the separate lounge. A heat pump provides year-round comfort, ensuring the home stays warm in winter and cool in summer.

The home offers two generous double bedrooms, both complete with built-in wardrobes for convenient storage. The bathroom includes a shower over the bath, vanity, toilet, and integrated laundry facilities.

Outside, the easy-care garden provides a manageable outdoor space to enjoy without the burden of extensive maintenance. A single garage completes the package, offering secure parking and additional storage.

Convenience is a key feature of this location, with supermarkets, cafés, local shops, and public transport all within easy reach. The property is also zoned for Cashmere High School, adding further appeal for a range of buyers. Whether you're looking to step onto the property ladder, add to your investment portfolio, or secure an easy-care home in a sought-after location. 3/54 Devon Street is an opportunity well worth your inspection.



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

ENERGY

Heating	Heat Pump
Insulation	Roof
Water heating	Electric

CONSTRUCTION

Year built	1975
Exterior	Summerhill Stone
Roof	Tile
EQ repairs	CLM/2011/008605 & CLM/2011/043741

EDUCATION

Early childhood	Sydenham Community Preschool, Kidsfirst Kindergartens Hargest Crescent
Primary	St Peter's School Te Kura Haoika, Somerfield 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

NOTES

[illegible]



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

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