

SALUS PROPERTY



PROPERTY BROCHURE

5/434 BARBADOES STREET, EDGEWARE



SUNNY END UNIT WITH POTENTIAL 5/434 BARBADOES STREET, EDGEWARE



2 Bedrooms



1 Bathroom



Garage



70m²



1062m²
1/5 share

Positioned at the end of a well-established 1970s block, this sunny two-bedroom unit presents an excellent opportunity for first-home buyers, downsizers or investors looking for a property with plenty of potential.

A real highlight is its desirable end-unit position, offering a lovely outlook across the private, fully fenced lawn and garden while allowing plenty of natural light into the home.

Recent improvements include a new heat pump, new stove and updated flooring, while there is still of scope to further enhance the property and add value over time.

The home features two bedrooms, one bathroom, a sunny and comfortable living area, and a functional kitchen. A single garage provides secure parking along with additional storage. Conveniently located in Edgeware, with easy access to local shops, amenities and the central city, this is a practical and affordable property with plenty of upside.

Property Information

LEGAL

Legal Description:	Lot 36 DP 728 CT CB452/198 and Flat 5 DP 35360 and Garage 5 DP 35360
Council Rates:	\$2,684.10
Rateable Value:	\$390,000
Floor Area:	70m2
Land Area:	1/5 share in 1062m2

PROPERTY

Built in:	1974
Bedrooms:	2
Bathrooms:	1
Lounges:	1
Garage/Parking:	Single
Cladding:	Brick
Roofing:	Tile
Heating/Cooling:	Heat pump
Hot Water:	Mains
Power:	Mains
Insulation:	Cieling
Fencing:	Fully
Glazing:	Single

REPORTS & INFORMATION

LIM and Council File:	No
Title Available:	Yes

NEIGHBOURHOOD

School Zoning:	Pareawa Banks Avenue, Te Oraka School, Mairehau High School
Water & Sewage:	-
Storm Water:	-

CHATTELS

letterbox, fixed floor coverings, stove, dishwasher, window coverings, washing line, smoke detectors, heat pump

NOT INCLUDED CHATTELS

N/A

SALUS

PROPERTY





Notes





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.

