

Move in here

81 Blighs Road, Strowan





Blighs and shine

3 2 2 95 m^2

Every room in this home has been redone. The kitchen and bathrooms are new, and soft neutral tones carry through from one end of the house to the other. Your furniture will settle in without a fight, and the to-do list stays empty.

The kitchen is the centre of the home, with everything new and nothing waiting to be fixed. It looks through to the living area, which opens straight onto a large deck. Once summer arrives, that's where you'll spend most of your time. There's plenty of space to set up a table and stay out there long after dinner.

The primary bedroom has a large double wardrobe and its own ensuite, so mornings run without anyone queuing for the shower. The second bathroom has been finished to the same standard, which makes things easy for guests or flatmates.

The gardens are easy care and take little more than a quick tidy, so your weekends stay free for hosting summer barbies on the deck.

The separate double garage takes the cars, and there's space left for bikes and tools.

What we love most here

This is an entry-level way into Strowan. Merivale Mall is a quick drive away and the central city is about ten minutes.

It's Strowan, finished, with nothing on the list but moving in.

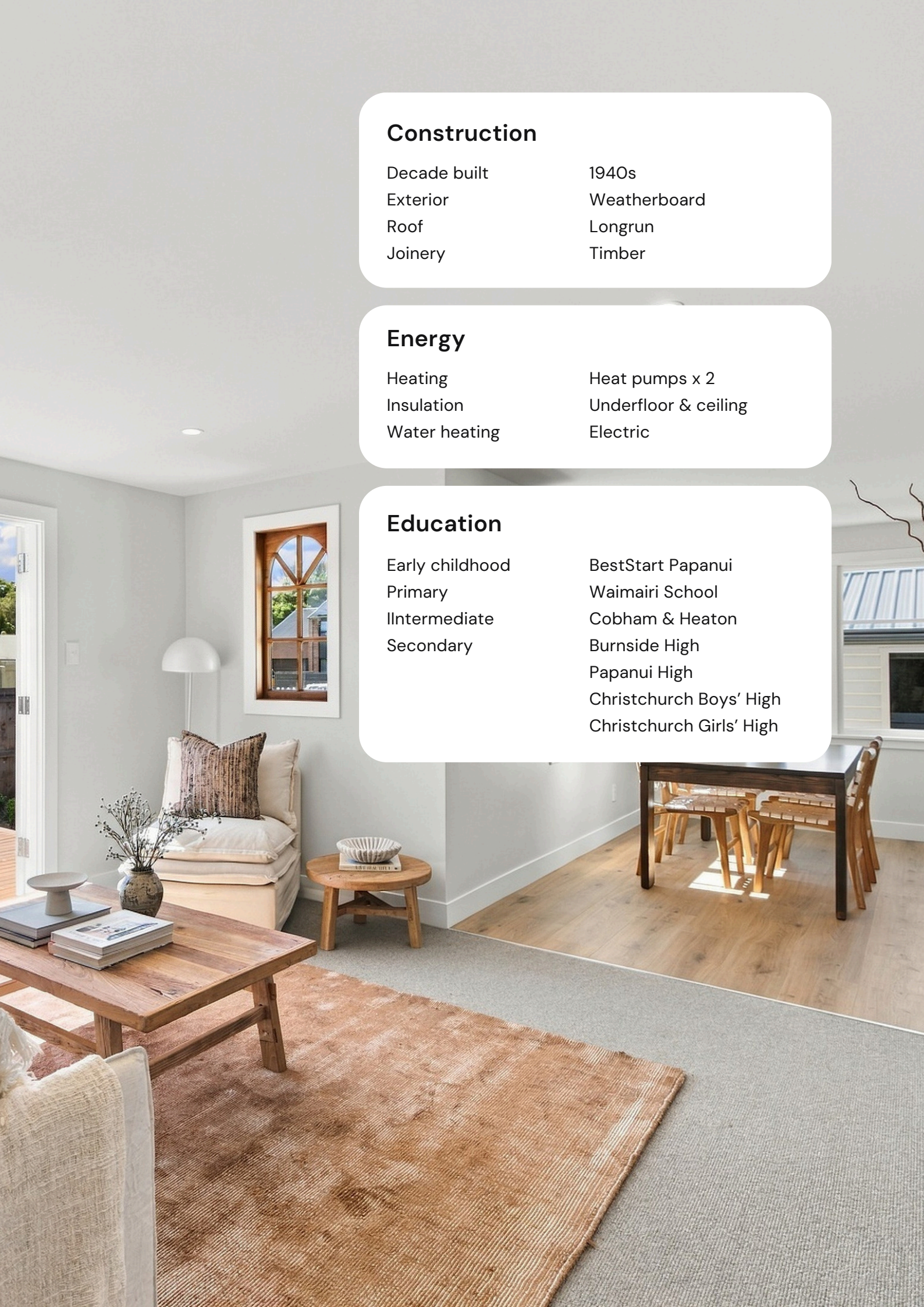
Auction on site
Saturday 21 November at 3.30 pm
(unless sold prior)

Legals

Floor area	95m^2 approx.
Tenure	Cross lease
Zoning	Residential Suburban
Technical category	TC2
Rateable value	$550,000
Land value	$420,000
Improvements value	$130,000
Rates	$3,593.67



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Construction

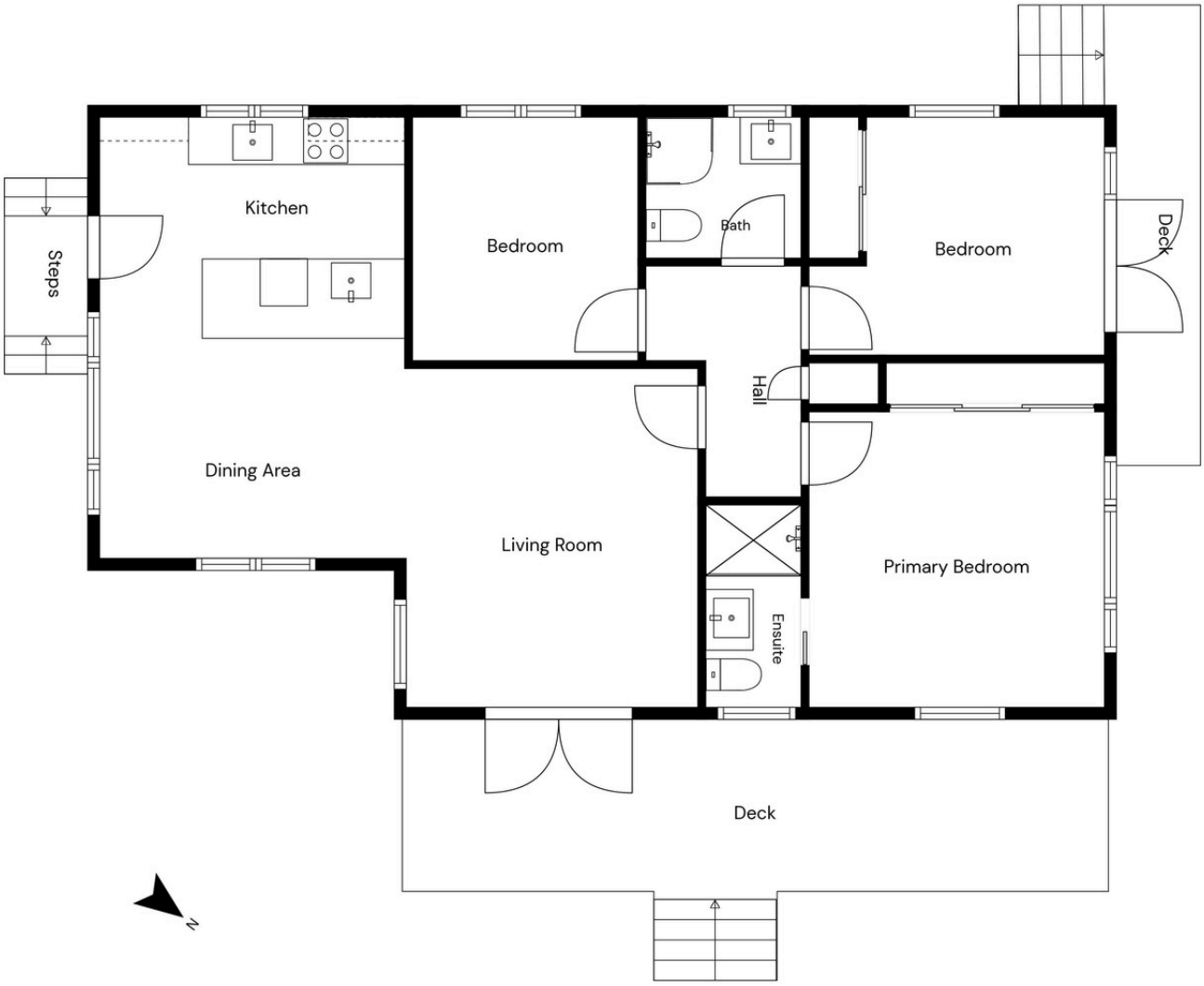
Decade built	1940s
Exterior	Weatherboard
Roof	Longrun
Joinery	Timber

Energy

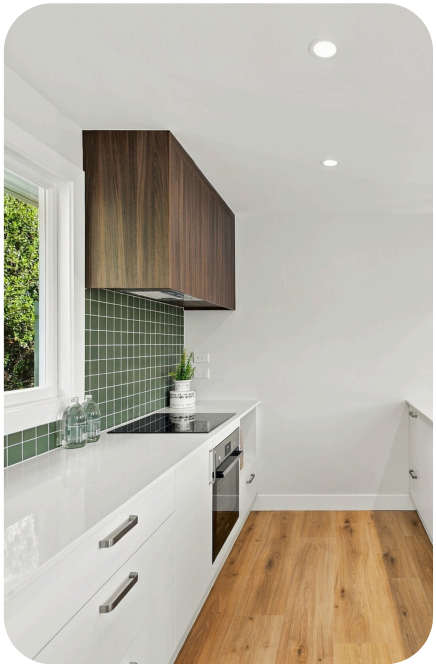
Heating	Heat pumps x 2
Insulation	Underfloor & ceiling
Water heating	Electric

Education

Early childhood	BestStart Papanui
Primary	Waimairi School
IIntermediate	Cobham & Heaton
Secondary	Burnside High
	Papanui High
	Christchurch Boys' High
	Christchurch Girls' High

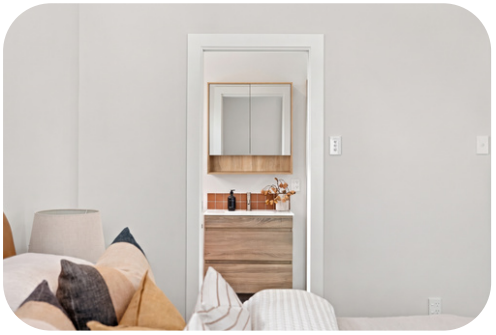

Steps
Kitchen
Bedroom
Bath
Bedroom
Deck
Hall
Dining Area
Living Room
Primary Bedroom
Ensuite
Deck
N

















Jonathan Borck
Residential sales advisor
021 106 7276 • jonathan@here.co.nz



Jack Cook
Residential sales advisor
022 380 1889 • jack@here.co.nz

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