

Legal Description: Lot 312 DP452661
Certificate of Title: 581667
Land Area: 558m²
Rateable Valuation: \$770,000
Rates: \$4985.60 (per annum)
Built: 2012 (approx)

Chattels:
Blinds, dishwasher, fixed floor coverings, heated towel rail, gas cooktop, smoke detectors, pellet fire, drapes, garden shed, light fittings, bathroom extractor fan, garage door remote, rangehood, wall oven, heatpump, hallway heater

Dining: Open plan
Kitchen: Open plan
Lounge: Separate
Bedrooms: 3 doubles, master with window seat , walk in robe and ensuite
Bathrooms: Dual access, wheel chair access, separate toilet and vanity
Laundry: Separate
Garage: Double, carpet, garage door remote x2, insulated door

Auction:
From 10am, Wednesday 4th November 2026
(unless sold prior)
Russley Golf Club, 428 Memorial Avenue, Christchurch
View: harcourts.co.nz



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PARK OUTLOOK AND RURAL VIEWS

Privately positioned in the popular Sovereign Palms community, this home presents an appealing combination of thoughtful design, year round comfort and easy care living. Enjoying a park outlook, rural views and all day sun, this post earthquake home offers a peaceful setting with the added advantage of a lifestyle that allows you to come and go with ease.

The open plan kitchen and dining area form the heart of the home, providing a welcoming space for everyday living, while a separate formal lounge offers an inviting place to unwind. Both living areas connect seamlessly to a covered outdoor entertaining area, where pull down sides provide shelter and extend the seasons for outdoor enjoyment.

Designed with comfort in mind, the home features double glazing, a heat pump and pellet fire to ensure a cosy environment throughout the year. Window seats in the living areas and master bedroom add a touch of character, creating inviting spaces to sit back and enjoy the sunshine and outlook.

The master bedroom is complemented by a walk in wardrobe and access to a dual access bathroom, with the convenience of a second toilet and integrated laundry facilities. Outside, the easy care gardens keep maintenance to a minimum, leaving more time to enjoy life beyond your doorstep. A double garage and additional parking for a small campervan or trailer further enhance the practicality of this well considered property.

Whether you're downsizing, seeking a comfortable home with minimal upkeep or ready to embrace more travel and adventure, this property offers an appealing balance of security, convenience and freedom. Simply lock up, head off and look forward to returning to a home that welcomes you back.



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