

2/22 Wastney Terrace

Your opportunity to purchase the most affordable property in amost desirable suburb a million dollar neighbourhood

As evidenced

Your next door neighbour (just 3 metres from your front door)

26 Wastney Terrace SOLD \$1,400,000 way back in August 2022

<https://www.trademe.co.nz/property/insights/address/Nelson/Marybank/Wastney-Terrace/28/c4750b6f-9793-41c9-ad4c-60ec42bb1d4f>

23 Wastney - Bare section for sale. Asking \$1.1M

<https://homes.co.nz/address/nelson/marybank/23-wastney-terrace-part-lot-3/9zIAnW>

48 Wastney – house. SOLD \$1.35M 18/5/23

<https://homes.co.nz/address/nelson/marybank/48-wastney-terrace/lVJnX>

17 Sunnybank Rise – house. SOLD \$1.4M 24/3/23

<https://homes.co.nz/address/nelson/marybank/17-sunnybank-rise/POYN0>

65 Wastney Tc – house. SOLD \$1.025M 8/6/23

<https://homes.co.nz/address/nelson/marybank/65-wastney-terrace/18jNy>

56 Tresillian – house. SOLD circa \$1.3M 31/3/23

<https://homes.co.nz/address/nelson/marybank/56-tresillian-avenue/xDE9A>

21 Avonbank Place – house. SOLD \$1.28M 5/8/23

<https://homes.co.nz/address/nelson/marybank/21-avonbank-place/Llo80>

1 Sybil Way – house. Asking \$1.13M

<https://www.trademe.co.nz/a/property/residential/sale/nelson-tasman/nelson/marybank/listing/4400145047>

28 Marybank Road – house. Asking \$849k (only 2 bedroom, tiny section, very limited hankerchief sea view) not really comparable however currently for sale.

<https://www.trademe.co.nz/a/property/residential/sale/nelson-tasman/nelson/marybank/listing/4365316723>

Marybank is an aspirational neighbourhood with properties and new development with property values still escalating upwards to its true potential.

Any purchaser can be assured they will reap rewards on their investment on this affordable home.

Should you purchase you can just move in and enjoy or rent out as is knowing your property will continue to increase in value. If desired as the new owner you can confidently extend, modernise etc.. to your heart's desire should you wish & be comfortable in the knowledge that any changes will result in added value and return.

Unit 2/22 Wastney Terrace Freehold land (fee simple) a ½ share in 809 square metres more or less (though unit 2 has the larger share hence we estimate 500sm) 3 bedroom all with sea views (one with ranch slider to a Juliet balcony). 2 w/cs (one up one down) and very practical for families and visitors.

This is a honest and transparent opportunity for a buyer to purchase with nil pressure. The home is presented in an as tenanted manner. It has new carpet (installed 1st week in November) in the high traffic areas being the hall & stairway plus the living & dining areas.

This property has been held by the current owner for just under 10 years. During this entire time the home has been tenanted by the same couple speaking volumes to the quality of the neighbours and neighbourhood.

If required it will make an exceptional rental property and a similar home in Wastney/crn Tresillian being 3 bedroom 2 w/cs recently rented 6 months ago for \$650 per week.

Of course as is - it is an amazing family home in an aspirational suburb.