

# PRIVATE SALE



**262 Queenspark Drive, Parklands, Christchurch**

## Your Family Home Awaits

From our family to yours...

262 Queenspark is a generously sized 4-bedroom family home. The current owners are downsizing as their children are all grown up and have left home. They have purchased their new home and are ready to sell.

You'll love entertaining here, with both the dining and living areas opening out to the sun-drenched entertainment area - where you'll enjoy evening BBQ's with family and friends or a glass of your favourite beverage! The backyard is fully fenced, creating a safe environment for kids and pets to play. There is an abundance of space and natural light throughout, with room for the whole family.

The house has been loved, looked after, maintained well and is ready for you to move in and enjoy! You even have the option of keeping the furniture!

### Deadline Sale

Thursday 3<sup>rd</sup> June, 5pm – unless sold prior

Open homes

Thursday 13<sup>th</sup> May 3-5 pm

Sunday 16<sup>th</sup> May 1-2 pm

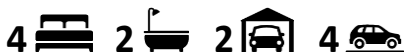
Thursday 20<sup>th</sup> May 3-5 pm

Sunday 23<sup>rd</sup> May 1-2 pm

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RV 620,000.00 Rates \$3,852.54 Land area 723 sqm

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## Property Details

Property Type	House
Property Features	Large four bedroom family home, Two Bathroom, Corner location, Verandah / Patio, Two separate drive way entrances.
Roof	Concrete Tile
Tenure	Freehold
Property Condition	Maintained
House Style	Built 1980s
Garaging / Carparking	Internal access, double lock up, Automatic door
Construction	Brick Veneer
Joinery	Aluminum, Single glazed
Insulation	Walls, Ceiling
Flooring	Carpet and Vinyl
Window coverings	Drapes / Blinds
Heating/Cooling	Pellet Fire, HRV
Electrical	Three Phase Power, TV Aerial
Chattels remaining	Blinds, Fixed floor coverings, Light fittings, Rangehood, Waste disposal, Curtains, Dishwasher, Built in Oven, Induction Hob, Heated Towel Rail x2, Garage Door Remote x1, Lawn / Garden Irrigation System, HRV system
Kitchen	Dishwasher, Built in Oven, Induction Hob, Double sink, Waste disposal, Pantry
Living Area	Formal lounge, Separate living
Main Bedroom	Double and Walk-in-robe
Ensuite	Shower / Toilet / Fan / Heater
Bedroom 2	Double and Built-in / wardrobe
Bedroom 3	Double and Built-in / wardrobe
Bedroom 4	Single and Built-in / wardrobe
Main bathroom	Shower over Bath, Fan, Heater / Separate Toilet
Laundry	Separate
Views	Corner Section
Aspect	North
Outdoor Living	Clothesline, Deck, Patio, Fruit and Vege garden
Fencing	Back/Side fully fenced
Land contour	Flat
Grounds	Landscaped
Garden	Garden shed (Number of sheds: 1)
Water heating	Electric 270 Litre
Water supply	Town supply
Sewerage	Mains
Locality	Close to transport, Close to schools, Close to shops, Close to burwood plantation.

## Files available

1. LIM
2. Title
3. Rates
4. Land Zoning
5. Schools and School Zones
6. EQC Information
7. Sale and Purchase Agreement
8. Building Inspection Report
9. Overseas Investment Act

## DISCLAIMER

"This information pack may include a variety of reports commissioned by the vendor for the vendor's purposes. While this information has been provided in good faith to provide information on the property, from a legal perspective please do not rely on this information as there is no guarantee it is accurate or complete and you are strongly advised to obtain your own independent reports on all and any aspects that you deem important when purchasing this property."

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## CONTENTS FOR SALE

1. 2010 Panasonic 50" TV \$100.00
2. Matching TV stand/cabinet with drawer and 2 shelves \$50.00
3. Large comfortable sofa set. 3 seater and matching 2 seater \$300.00 pair
4. 980x980mm coffee table \$80.00 plus 580x580mm matching side/small table \$40.00 Buy both as a pair for \$100.00
5. Dining room wall mounted 32" Samsung TV. \$100.00 including bracket
6. Dining table and 6 chairs. \$100.00
7. Large Beko plumbed fridge with chilled water and ice maker, \$400.00
8. Metal Art on dining room wall, \$100.00
9. Small desk with 1 drawer with chair \$50.00 (NOT the office desk)
10. Thin tall white book shelf, \$30.00
11. Fixed headboard remains for free, queen bed \$100.00
12. Heirloom style & quality queen bed suite with mattress, \$5000.00
13. Single king trundler bed only used twice \$400.00
14. Free bedroom sharp 32" TV with bracket

Near offers will be considered.

Other items might be added to this list.

Items can be sold prior to house sale