

22 Seacombe Road, Pt Chevalier



Local Sales Information

The following list of local sales may assist your decision as to where you see the value.

Address	Sale Price	Sale Date	Brm	Land Area	Floor Area
18 Premier Ave	\$1,753,000	Nov 17	3	622m ²	103m ²
21 Newell St	\$1,810,000	Dec 17	3	759m ²	100m ²
19 Dignan St	\$1,815,000	Feb 18	3	665m ²	102m ²
28 Kanuka St	\$1,850,000	May 18	3	893m ²	112m ²
7 Humariri St	\$1,850,000	Jul 18	3	579m ²	130m ²
89 Dignan St	\$2,000,000	Dec 17	4	655m ²	159m ²
71 Dignan St	\$2,040,000	Nov 17	3	668m ²	102m ²
65 Harbour View Rd	\$2,310,000	Feb 18	3	632m ²	125m ²

Visit www.sellrealestate.nz & click 'property info' for more information



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Every sale is a team effort

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Professionals Sell Real Estate Ltd - Licensed Real Estate Agent (REAA 2008)



PT CHEVALIER
22 Seacombe Road
Asking \$1,795,000 - Make an Offer

NOTE: The technical info provided (incl. the floor & section sizes) has been sourced from organisations such as RPNZ, Property Guru, & the Council; & are broad guides for general information only. They are solely intended to provide a general understanding of the subject matter & to help you assess whether you need more detailed information. We recommend you seek your own independent advice on everything material to your purchasing decision.





Character, land, location & potential

This is a standout proposition to secure a 1930's 3-bedroom character bungalow on a full North facing 749m² site with an impressive heated saltwater pool & pool house with ensuite.

Standing tall with gorgeous street appeal, however with so much land there's plenty of potential for you to extend & create your own dream home.

The current footprint includes a modern black kitchen, open plan dining, living which flows to elevated wrap around decking enjoying the northerly aspect, so you can gaze out over the pool & yard.

Large separate lounge with original fireplace & bay windows, be prepared to fall in love. The main bathroom has a handy separate toilet & the separate laundry is a bonus.

This quiet city fringe location is only 1 block from Pt Chevalier Primary, so close to Pt Chevalier Beach, Coyle Park & fantastic local eateries!

LEGAL DESCRIPTION

2017 CV:	\$1,925,000
Legal Description:	Lot 11 DP 19925
Cert of Title:	NA606/11
Land Area:	749m ² more or less
Floor Area:	122m ² approx
Rates:	\$4,367.24

