

10 Lister Street, Pt Chevalier



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.



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
14 Lynch St	\$2,735,000	Oct 17
16 Oliver St	\$2,845,000	Apr 17
13 Bangor St	\$3,600,000	Oct 17
19 Wright Rd	\$3,680,000	Aug 17
70 St Michaels Ave	\$3,975,000	Nov 17
11 Bangor St	\$5,400,000	Jan 18

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PT CHEVALIER
10 Lister Street

Asking \$2,980,000 - Make an Offer





Coastal Sanctuary

Relax and enjoy the coastal lifestyle where you can watch the fish jump, launch your kayaks from the bottom of the garden & unwind in this lush private inner-city sanctuary.

The solid 1940's ex state home has now become a spacious three-level dwelling where the original features and native timbers have been carried throughout the extensions. The attention to design detail & quality is apparent throughout both the house & surrounding gardens with water views available from so many places on this property.

The upper level master bedroom opens to a private deck that enjoys spectacular harbour views and includes an ensuite. The mid floor contains 3 double bedrooms, family bathroom, separate living room and a large family/dining kitchen space that flows out to the spacious deck which then leads to the expansive landscaped garden areas. The lower level comprises an internal access double garage with ample workshop space, carport and potential to create a fifth bedroom, office or games room.

The home is situated on a 1067m² north-facing site where the all-day sun, excellent soils & micro-climate has allowed for the development of an extensive organic orchard (including an abundant supply of avocados) & massive organic home vege gardens. Follow the shell path down to the secluded sleepout, floating wharf & water's edge.

This is one of those rare offerings that are seldom available on the Pt Chevalier coastline. Words cannot do it justice –you must visit this property.

LEGAL DESCRIPTION

2017 CV:	\$2,875,000
Legal Description:	Lot 5 DP 46488
Cert of Title:	NA93D/826
Land Area:	1067m ² more or less
Floor Area:	227m ² approx
Rates:	\$3,979.80

