

45 Oliver Street, 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	Brms	Land Area	Floor Area
54 Dignan St	\$2,100,000	May 18	3	600m <sup>2</sup>	174m <sup>2</sup>
15 St Michaels Ave	\$2,200,000	Aug 18	4	405m <sup>2</sup>	250m <sup>2</sup>
11 Lynch St	\$2,380,000	Feb 18	4	1/2 share 1060m <sup>2</sup>	200m <sup>2</sup>
25 Buxton St	\$2,630,000	Dec 17	4	506m <sup>2</sup>	321m <sup>2</sup>
37 Humariri St	\$2,700,000	Dec 17	4	579m <sup>2</sup>	217m <sup>2</sup>
60 Walford Rd	\$2,705,000	Dec 17	4	766m <sup>2</sup>	258m <sup>2</sup>
42a Dignan St	\$3,140,000	Aug 18	4	642m <sup>2</sup>	340m <sup>2</sup>

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Every sale is a team effort

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**PT CHEVALIER**  
**45 Oliver Street**

Asking \$1,895,000 - 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.







## Family home by the water

A sunny & spacious modern home with open plan living plus a separate 2nd lounge in one of Pt Chevaliers most desirable locations. You'll love entertaining here with excellent indoor-outdoor flow to the north facing patio and front garden with views over the water, Meola Reef, Westmere and the Harbour Bridge.

There are 5 double bedrooms, the master bedroom has its own balcony, ensuite & walk in wardrobe. Other features include a study, 2 bathrooms, great storage throughout, separate laundry, double internal access garage plus off-street parking and all the other modern conveniences.

Approximately 267m<sup>2</sup> floor area on a freehold 484m<sup>2</sup> section in a superb location with a boat ramp at the end of this quiet street. Built with a cavity system & quality in mind, the Code Compliance Certificate was issued in 2005 – a detailed building inspection dated 21/10/2018 is available.

Ultimate lifestyle changer- walking distance to Coyle Park, local cafes, Pt Chevalier beach and local schools. Close to Western Springs Park, Motat, link bus and so much more. This should be at the top of your home hunting list.

### LEGAL DESCRIPTION

2017 CV:	\$2,325,000
Legal Description:	Lot 1 DP 335514
Cert of Title:	145517
Land Area:	484m <sup>2</sup> more or less
Floor Area:	267m <sup>2</sup> approx
Rates:	\$5,142.12

