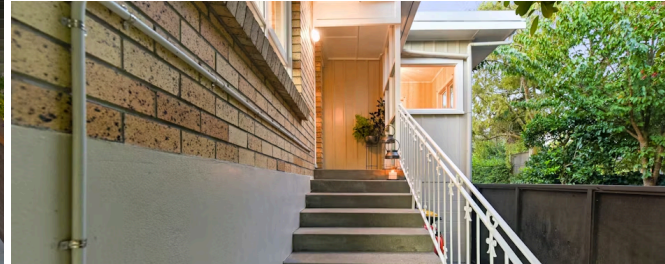




Sold



310 River Road, Claudelands

3 Bedrooms 1 Bathroom 2 Car Spaces 2 Bathrooms



Secured behind a solid fence and an electric gate, this Claudelands property possesses stand-out features. The location for starters will attract buyers looking for central convenience and with a potential rental yield of 4.55% this is a no brainer. Throw into the mix an ability to generate an income stream, cater to extended family or Airbnb guests, and provide a work from home business base, and versatility is knocking at the door. Infused with modern style, the independently accessed downstairs flat turns heads with its high end fit-out, up-to-the-minute kitchen and bathroom, and contemporary mindset. A wall oven and microwave unit, an induction hob and dish wash drawer ensure a high functioning kitchen that is infused with good looks. The bespoke bathroom is a luxurious space with a dual head tiled shower (including a rainhead) and a heated bidet. Flick on the heat pump and underfloor heating for instant comfort and sit back and catch your favourite TV show or Netflix movie. The television remains. When outdoor fare is called for, the private courtyard beckons. An office and double internal access basement garage complete the downstairs layout. The main house above has a massive lounge with leafy, elevated views, an open plan kitchen and dining area, two bedrooms, a bathroom, heating, and a heat pump. Entertainers have inviting options to host family and friends against an outlook that will enchant. Miropiko Reserve is over the road, Claudelands park, events centre, and family restaurant are an easy stroll, and the CBD is a short drive. To download the property files please copy and paste the below link into your browser:

Rateable value \$700,000
Rates \$2,853.00



<https://www.propertyfiles.co.nz/property/310riverroad>



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