

GORGEOUS ON JUBILEE (41 Jubilee Road, Khandallah)

Nestled below the road and surrounded by multi-million dollar properties this quality home with wonderful harbour views is situated in one of the most desirable streets in Khandallah. Situated on a very large section the home presents interesting opportunities for very versatile living arrangements, including home and income. The house is built from the highest quality construction materials, including a feature stone wall, with the sweeping drive and the section landscaped with quality stone walls.

- Built with totara weatherboards, matai flooring, copper spouting and concrete piles
- Total floor area 210 square metres
- Roomy basement workshop and storage area
- Total house comprises four double bedrooms, all with built in wardrobes, and three bathrooms
- Separate formal dining room large enough for 12 seat dining table
- Large lounge with fireplace and panoramic harbour view through ceiling to floor windows
- Separate feature room with stone wall and internal windows off lounge – study/library/den
- Modern kitchen with new double wall oven, gas hob, dishwasher, insinkerator and large walk in pantry
- Separate laundry with quality new front loading Bosch washing machine
- All bedrooms recently redecorated and carpeted
- Upstairs area comprises 146 square metres containing three double bedrooms and two bathrooms
- Lower area, with internal access, comprises 55 square metres with double bedroom, lounge, kitchen, bathroom, separate toilet and laundry. Separate external access is also provided to this area
- Gas central heating and HRV throughout
- Balconies off both the upper and lower lounges



More photos at <http://bit.ly/41jubilee>

Section and parking features

- Drive down to a new carport and separate parking for another car; both very close to the front entrance
- House sunny with almost complete shelter from the prevailing Northerly winds
- Landscaped section with a great variety of trees, shrubs and flowers. An abundance of native birds
- Large (1531 square metre) section. The last section on the harbour side of Jubilee Road not yet subdivided

Location features

- Very quiet neighbourhood
- Five minute walk to St. Benedicts and Cashmere primary schools, St. Benedicts church, bus stops and Khandallah kindergarten. Eight minute easy stroll to Khandallah village
- Five minute drive to Raroa Intermediate and Onslow College
- Ten minute drive to either Johnsonville or the Wellington railway station
- Excellent bus and train services to the city – 15/20 minutes

Chattels included (including fixed floor coverings, blinds, curtains, drapes and light fittings on both levels)

Upper area

Fridge/freezer combination, double wall oven, dishwasher, washing machine, clothes dryer, microwave

Lower area

Cooking stove/oven, bar fridge, washing machine, dryer

Legal and local body details

Land value	\$500,000	Land area	1531 square metres
Improvements	\$380,000	Lot 4 DP	2516
Capital value	\$880,000	Rates	\$4780.42

Sale details

Sealed offers to purchase to be sent to vendor’s solicitor (see below)
 Deadline for offers 12.00 pm, Friday 12 September, 2014

Vendor and solicitor details

John and Christina Mansell
 Phone (04) 479 6887 or 027 314 2485
 jnkmansell@gmail.com

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