

THE PROPERTY INFO PACK

26A BURWOOD ROAD,
BURWOOD

WILSON PERRY

REAL ESTATE

THE PROPERTY DETAILS

KEY DETAILS:



140m²



3



1



1



1

ADDRESS:

26A Burwood Road, Burwood

LEGAL DESCRIPTION:

Lot 4 DP 51893

PROPERTY TITLE TYPE:

Crosslease

PROPERTY AGE

1990-1999

PRICING:

Refer to Trademe for the latest price.

OPEN HOMES:

Refer to Trademe for open home times & dates

PRIVATE VIEWINGS:

Please contact Morgan - 0274131640

LISTING:

<https://tinyurl.com/288buxnf>

3D VIRTUAL TOUR:

<https://tinyurl.com/2a8fjayt>

FULL DOCUMENTATION DOWNLOAD:

<https://www.wilsonperry.co.nz/propertydocuments>

THE PROPERTY DESCRIPTION

A HOME THAT BLENDS COMFORT, STYLE, AND OPPORTUNITY

Download Property Files: <https://www.wilsonperry.co.nz/propertydocuments>

Step into the perfect blend of functionality and comfort with this well-maintained 1990s gem in the heart of Burwood. Tailored for first-home buyers & families, or those seeking a fresh start in Christchurch, this 140m² home radiates opportunity.

Inside, the thoughtfully designed open-plan kitchen flows effortlessly into a versatile dining area with a heat pump, which then flows into the main lounge. Three generously sized bedrooms and a modern, family-friendly bathroom ensure there's room for everyone.

This home boasts recent updates, including a fresh coat of paint and new carpet, giving it a crisp, modern feel. An expansive deck offers the perfect space for relaxation and entertaining, while the fully fenced section ensures privacy and security for families and pets. Complemented by an HRV system, it provides a healthier living environment all year round.

Set on an easy-care section, the property features a single automatic garage, plenty of off-street parking, and on-street availability, making day-to-day life a breeze. Positioned close to shops, parks, schools, the beach, and excellent public transport links, it's perfectly situated for convenience and lifestyle.

View the 3d tour, attend one of the open homes or contact me for a private viewing today!

Please be aware that this information may have been sourced from RPNZ/ Property Guru/ Land Information New Zealand/ Local Council and we have not been able to verify the accuracy of the same. Refer to our Passing Over of Information Statement located in the footer menu of www.officeroad.co.nz.

THE PHOTOGRAPHY



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THE CERTIFICATE OF TITLE

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THE RENTAL APPRAISAL

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THE RATES DETAILS

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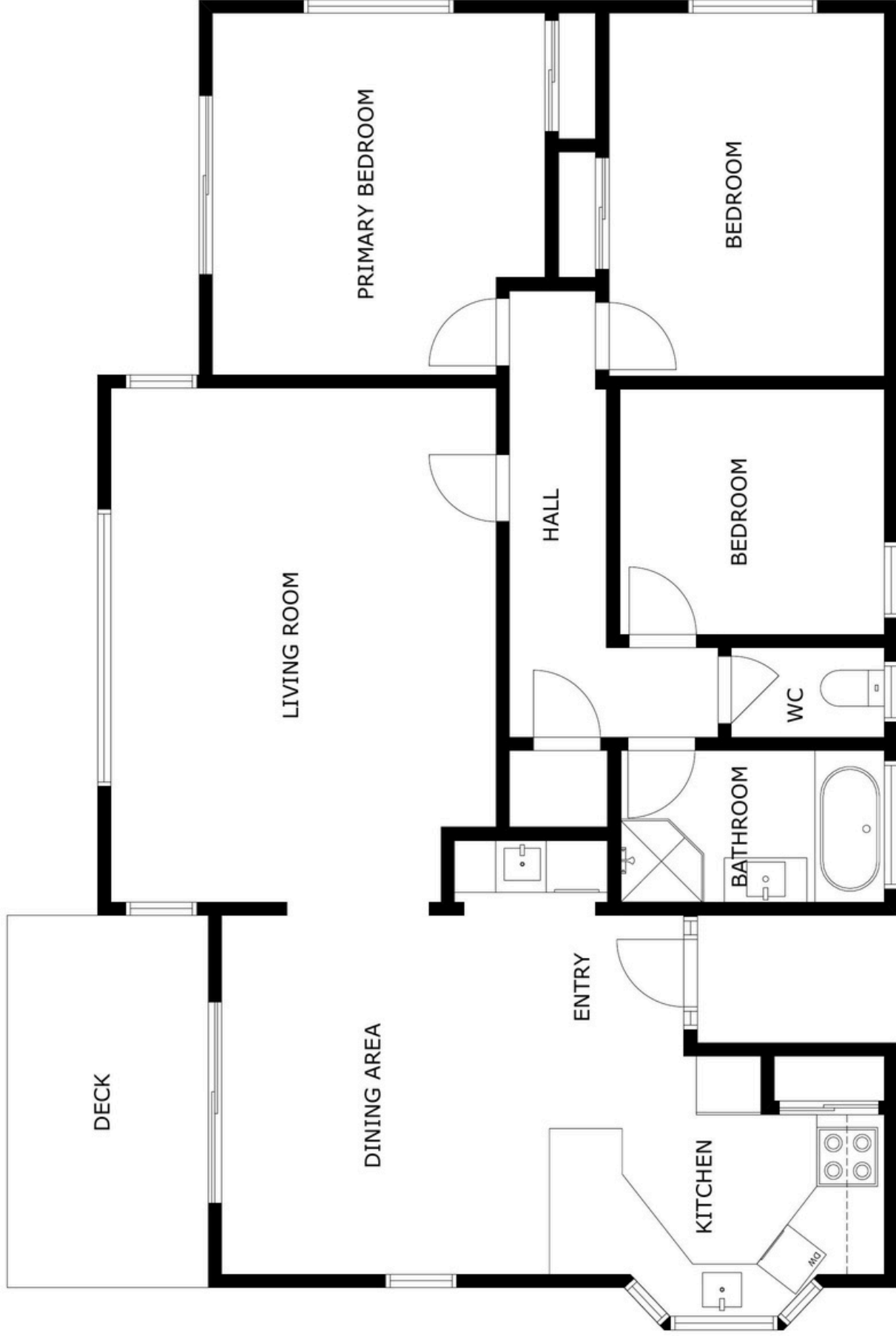
THE PROOF OF INSURANCE

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THE 2D FLOORPLAN

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26A BURWOOD ROAD, BURWOOD TOTAL APPROX FLOOR AREA = 140M2 (APPROX.)

WHILST EVER ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION OR MISSTATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER.

THE ADDITIONAL DOCUMENTATION

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ADDITIONAL DOCUMENTATION LINK

The following link will contain all documentation related to the property which may include (but not always):

- Listed land use register (LLUR)
- Flood management area (FMA)
- Land information memorandum (LIM)
- Council property files
- Council rates & fees
- Certificate of title
- Building inspection report
- Proof of insurance
- EQC documentation
- Rental appraisal
- 2D floor plan
- Any other documents the agent deems necessary

DOCUMENTATION LINK:

<https://www.wilsonperry.co.nz/propertydocuments>

THE ABOUT ME



15 YEARS IN SALES.



15 YEARS RUNNING
BUSINESSES



85+ 5 STAR
REVIEWS

MY STORY

With nearly two decades of business experience, Morgan Perry knows what it takes to build something from the ground up. As the Founder and Managing Director of Wilson Perry Real Estate, he leads a team dedicated to delivering a bespoke, results-driven approach to real estate—one built on trust, transparency, and exceptional communication.

Morgan's entrepreneurial journey spans multiple industries, including Health, Marketing, and IT, where he successfully launched and scaled businesses and charities. But at his core, sales has always been his passion. Having worked with some of Australasia's largest brands—including British Petroleum, Mobil, Coles, and Woolworths—he developed a sharp eye for strategy and an unwavering drive to exceed expectations.

Now a leading force in Christchurch real estate, Morgan has built Wilson Perry Real Estate to challenge the industry status quo. He rejects the cookie-cutter approach in favour of tailored, strategic solutions designed to maximise results for buyers, homeowners, and investors alike. His refined systems, automation, and cutting-edge marketing ensure that every property stands out and remains top-of-mind.

A highly skilled negotiator, Morgan is committed to optimising returns for his clients while making the process as seamless and stress-free as possible. When you work with him, you're not just getting an agent—you're gaining a dedicated partner who will go to bat for you at every step of your real estate journey.

Morgan Perry
Licensed Salesperson
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PASSING OVER OF INFORMATION

The attached material has been compiled by the collection of records, documents, or information which may have been supplied by third parties, the vendor or the vendor's agent. Accordingly, it is merely passing over the information as supplied to us.

WARNING:

No responsibility for the accuracy of the materials whole or in any part is made by Wilson Perry Real Estate Limited or any of the company's licensees, employees, or officers.

This material is provided to assist you with obtaining relevant information about the property, it is not intended that you rely solely on this information, and you should conduct your own investigation. This could be legal, technical or any other advice relating to the property or information on the property.

OBTAINING ADVICE:

Wilson Perry Real Estate Limited and its licensees recommend you seek legal advice before signing a sale and purchase agreement or other contractual documents. You should also be aware you can and may need to seek technical or other advice and information prior to signing a sale and purchase agreement or other contractual documents.

\$1200

REFERRAL REWARD



REFER ME AN APPRAISAL; IF IT RESULTS
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