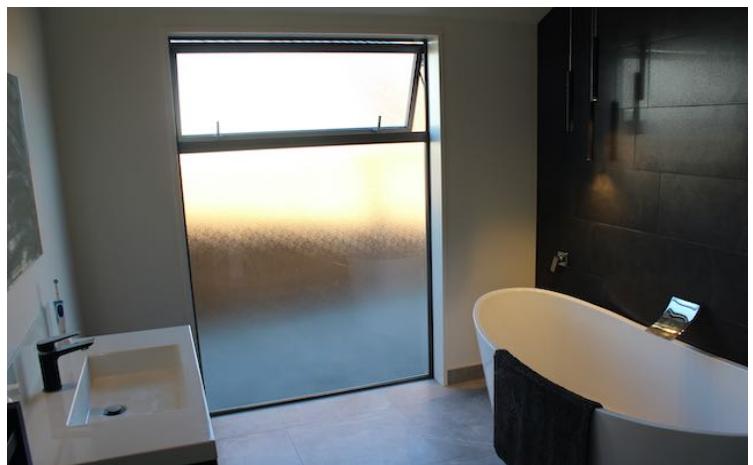


## 9 Mustang Avenue, Wigram



## Fantastic Three Bedroom Investment Opportunity in Wigram

Here is a great investment opportunity in one of the most popular suburbs in Christchurch. Wigram is a very popular suburb that offers great conveniences including a hub with cinema, supermarket, Restaurants and bar, medical services, public transport and plenty of retail.

This sunny and stylish three bedroom house will be an ease of mind and easy care investment. Homes in Wigram promote great capital gains due to its popularity, style and convenience. It won't be hard to find tenants to this property. Also if you intend to downsize in the future or if you are expecting to migrate to Christchurch in the next few months, here is a great and tidy home to live in the future.

## KEY POINTS

- Currently tenanted drawing \$600 per week until January 2023
- A freehold title and built in 2018
- Approx 167 Sqm modern home on a 380 Sqm easy care section
- Spacious open plan kitchen/living and dining and separate lounge
- A fantastic and private indoor-outdoor flow with the two living rooms opening out to the deck
- Amazing kitchen with oversized granite bench top, good quality fittings, storage and cooking with gas
- Separate study
- Master bedroom with ensuite and walk-in robe
- Two Double bedrooms with separate toilet, shower and bath
- All bathrooms are built to high specs with wall to wall tiles and quality and stylish fittings
- Internal access single garage and another open parking space on the property with plenty of off street parking
- Laundry in garage
- Great indoor outdoor floor with a 30 sqm kiwala deck
- Plenty of designed storage including closets, shelving and racking
- LED Lights, 2 heat pumps and cooking with Gas
- 10 minutes walk to the Landing Precinct
- Tiling and underfloor heating in the bathrooms
- Ideal for an investor or a couple or family who is considering migrating to Christchurch as this house is ready to owner occupy by February 2023
- The owners have lived in this property and later rented it to the current tenants as they have changed cities

Please be aware that this information has been sourced from third parties including Property-Guru, RPNZ, regional councils, and other sources and we have not been able to independently verify the accuracy of the same. Land and Floor area measurements are approximate and boundary lines as indicative only.

**Don't delay in viewing this fantastic property – I am expecting strong interest here. It is priced to sell.**

### Open Homes

Sunday, 24th April 12.00 Noon – 12.30 PM

Sunday, 1st May 12.00 Noon – 12.30 PM

Please note that open homes could be cancelled within short notice.

For more information or to arrange your private viewing, please contact specialist Accommodation Business Broker, Dilan De Silva, on 027 444 9692 or email [dilan@tourismproperties.com](mailto:dilan@tourismproperties.com).

## ABOUT THE BUSINESS BROKER

**Dilan De Silva**, covering the Canterbury, Marlborough, Tasman & West Coast regions of the South Island, offers over 20 years' experience within the tourism, hospitality, and leisure sectors, both nationally and internationally.

As an expert business broker, Dilan offers professional experience, vast knowledge and is highly connected within the tourism and hospitality sectors. With his calm and confident personality, he will provide buyers and sellers with the confidence and peace of mind required to achieve their desired result. When buying or selling a tourism business only an industry expert can broker you the best possible deal. Dilan's relevant experience, expertise and connections makes it easy for him to match vendors with the right buyer, and then guide them through the process, and assist them into tourism business management and/or ownership.

- Dilan is a well-connected local tourism broker, but he also has vast connections with international investors, and hospitality and tourism management companies, which means that your selling potential and pool of buyers is not limited to New Zealand only.
- Before working as a Business Broker, Dilan spent 18+ years as a General Manager, and has managed hotels and hotel companies in New Zealand, Australia, Vietnam, Singapore, Myanmar, Thailand, Sri Lanka and in the Middle East.
- Most recently he worked as a General Manager in hospitality for 11 years in Canterbury, and managed both large and small scale tourism businesses over this time.
- He has vast experience in tourism and hospitality business acquisitions, tourism sales and marketing, destination marketing, tourism property sales, franchises, development, and partnerships.
- Dilan has always been actively involved in tourism boards and marketing organisations, as he has a real passion and heart for the sector and those within it.

He is a friendly, confident, helpful, and calm person, with an absolute 'can do' attitude. His breadth of knowledge, and connections, mean that he is easily able to connect an ideal business or property, with the ideal buyer.

Between July 2020 and June 2021, Dilan was fortunate with the opportunity to sell 33 properties worth \$20,000,000, giving him the title of “Rookie of the year”.

**Tourism Properties Real Estate  
ROOKIE OF THE YEAR.**

33 businesses, worth 20 million  
**SOLD** from July 20 to June 21.  
**Contact me today for**  
**a free appraisal.**



Tourism Property Brokers Ltd Licensed Agent REA 2008

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TOURISM & HOSPITALITY BUSINESS BROKERS

### **3-MONTH BUYER CONSULTATION PROGRAMME**

For buyers who are new to the tourism, hospitality and leisure sector in New Zealand, Dilan offers a free 3-month business consultation programme. This is an opportunity for you to tap into Dilan’s extensive industry experience and expertise. Dilan fully understands the demands of marketing, compliance, staffing, costs, and the many other pressures that can exist for new business owners.

The programme is specifically designed to help buyers new to the sector, assisting them to understand the business and nature of hospitality, accommodation and/or leisure businesses. Dilan’s experience enables him to offer sound practical advice and strategies to jump-start your new business, in areas such as marketing, profit and loss, and yield management, as well as assistance with general business management.

Whether you are buying a business for investment or buying a business to secure an income, having the support of Dilan at your fingertips can make a significant and lasting difference to both your business and your life.

#### **Dilan De Silva**

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