



BEWARE OF POTENTIAL HAZARDS Which could be found at this property	POTENTIAL RISK	CONTROLS As required
Chemicals/cleaning products-possibly items kept in kitchen, bathroom and garage areas	Within reach of children Could be consumed	<ul style="list-style-type: none">All children must be Supervised by parentWarning sign erected Copy of hazards acknowledged by and provided to all viewersRestrict access to hazard areas Customers remain a safe distance from hazardHazard sign and person monitoring hazard if requiredAppropriate footwearKeep aware/hazard sign Awareness of weather conditions
Grounds/ Bush areas - Sloping and uneven ground, Plants - privet, agapanthus Trees & tree roots etc Low hanging branches	Slipping, falling Adverse reaction to plant respiratory aggravation Falling tree foliage Eye injuries	
Obstructions across access ways	Tripping Falling	
Drain/water	Slipping, falling Adverse weather	
Internal / External/ Stairs uneven floor boards, rooms at differing floor levels No visual rails on glass doors Steep stairs with no hand rail	Tripping, falling Respiratory aggravation Walking into glass, Breaking glass Injury	
Unknown debris	Injury	
Adverse weather conditions	Slipping on steps/grounds Reduced visibility	

This property contains a large paddock with creek at the rear boundary. Please take care when walking around the section as the ground may be uneven.

For more information regarding this property contact the sales team

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23 Leith Street

Morningside



Interest over \$655,000

Proudly Marketed by the Olive Tree team

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SCAN FOR
MORE DETAILS





Morningside

Welcome to 23 Leith Street ...

Privately positioned on 4000+sqm in central Morningside, this urban oasis offers peaceful living just minutes from town, with sweeping views over the city and Parahaki.

The renovated 3-bedroom, home features a modern kitchen and bathroom, a sunny conservatory and fireplace. A large deck extends the living space outdoors.

A separate studio is ideal for guests, hobbies, or a home office. Plus, there’s a garage, carport, and plenty of off-street parking.

Fruit trees, garden space, and a paddock for pets complete this lifestyle package – with room for a second dwelling or large shed. Subdivision potential adds even more value.

Lifestyle, location, and potential – all in one.

Price:	Enquiries over \$655,000
Certificate Of Title:	NA52B/1322
Legal Description:	Part Lot 2 DP 44132
Capital Value:	\$600,000 (2024)
Rates:	\$3,205.81
Land Area:	4,540m2 (1.12 acres) more or less
Building Area :	132 m2 more or less
Age:	Unknown - possibly early 1900's
Exterior:	Plaster over polystyrene over original weather boards
Roof:	Corrugated Iron (painted 2024)
Joinery:	Aluminum
Living Areas:	Open plan + conservatory
Bedrooms:	3 + studio
Bathroom:	1
Toilet:	Separate room
Garaging:	Single + workshop.
Views:	Urban
Services:	Town water & sewage
Zoning:	General Residential Zone Refer to wdc.govtnz-giz maps for further details
Chattels:	Window treatments, clothesline, dishwasher, electric oven, convention microwave, hob cook top, extractor fan, fixed floor coverings, heated towel rail x1, light fittings, range hood, smoke detector x3, sky dish

Council records indicate this property is situated in moderate to high landslide susceptibility zones and the rear of the section is a flood susceptible area

Any building constructed, altered or refurbished before the year 2005 could have been built when asbestos and/or asbestos containing materials (ACMs) were still actively being used-this may not relate to this property however as we are not experts in this field and the house was built in that era, we recommend you do you own due diligence in this regard. For more information visit: <https://lwww.health.govt.nz/your-health/healthy-living/environment-ealth/hazardous-substances/asbestos>

The above property details have been sourced and/or provided by the seller or obtained from the Council property file, LIM or other appropriate authority, so while care has been taken in the preparation of these particulars, no responsibility is accepted for the accuracy of the whole or any part thereof and interested persons are strongly advised to make their own independent enquiry to satisfy themselves in all aspects of purchasing this and/or any property.

BOUNDARY DISCLAIMER:

The sales team are unable to point out the true boundary lines. If boundary lines are important to you, it is essential that as an intending purchaser you undertake your own due diligence & seek legal advice in regards to having the boundaries being surveyed prior to purchasing.

 132m²

 3 +  1

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