

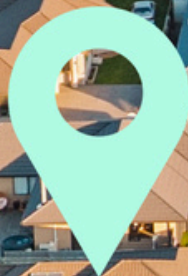
# GRIFFIOEN.



5 CATCHPOLE PLACE  
WOODEND



# WELCOME.



Scan the QR code to access reports and sale particulars



# 5 Catchpole Place, Woodend

## Relocation Locked In.

## Make it Yours!

 3  2  2  179 m<sup>2</sup>  625 m<sup>2</sup>

### AUCTION ON SITE

**SATURDAY 9 AUGUST AT 3.30 PM (UNLESS SOLD PRIOR)**

The owners are relocating—and they're ready to move.  
That means this home is genuinely for sale.

If you're trading cramped for comfortable—or simplifying without giving up what matters—this is your move.

The open-plan kitchen and dining flows straight to a generous Kwila deck.  
There's a walk-in pantry, great bench space, and views out to the garden.

Landscaping is done.  
Established plantings provide privacy, colour, and a semi-rural outlook that feels just right.

Three double bedrooms, including a private primary suite with its own bathroom and walk-in wardrobe. A second bathroom plus a separate WC keeps mornings moving.



Need a second living space? You've got it.  
Perfect for quiet time, toys, or your next Netflix session.

A heat pump plus six ceiling-mounted infra-red heaters keep things cosy year-round.



- Double internal access garage
- Peaceful cul-de-sac location
- Close to schools, shops, and eateries
- Easy access to Ravenswood and main routes

Whether you're upsizing from a starter or scaling down without sacrifice—this home fits real life.

### CALEB GRIFFIOEN

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### JONATHAN BORCK

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# GALLERY.



① Kitchen



② Living



③ Primary bedroom



④ Deck



## Legals

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|                    |                    |
|--------------------|--------------------|
| Land area          | 625 m <sup>2</sup> |
| Floor area         | 179 m <sup>2</sup> |
| Tenure             | Freehold           |
| Rateable value     | \$740,000          |
| Land value         | \$385,000          |
| Improvements value | \$355,000          |
| Rates              | \$4,566.31         |
| Council zone       | MRZ - Variation 1  |



## Energy

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|               |   |
|---------------|---|
| Heating       | Mitsubishi 6 kW heat pump, 6 x infrared ceiling-mounted heaters |
| Insulation    | Ceiling 4.0, walls 2.6  |
| Water heating | Electric (250 L)  |
| Joinery       | Aluminium, double glazing                                       |



## Construction

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|            |                    |
|------------|--------------------|
| Year built | 2018               |
| Exterior   | Brick, Axon panel  |
| Roof       | Pressed metal tile |

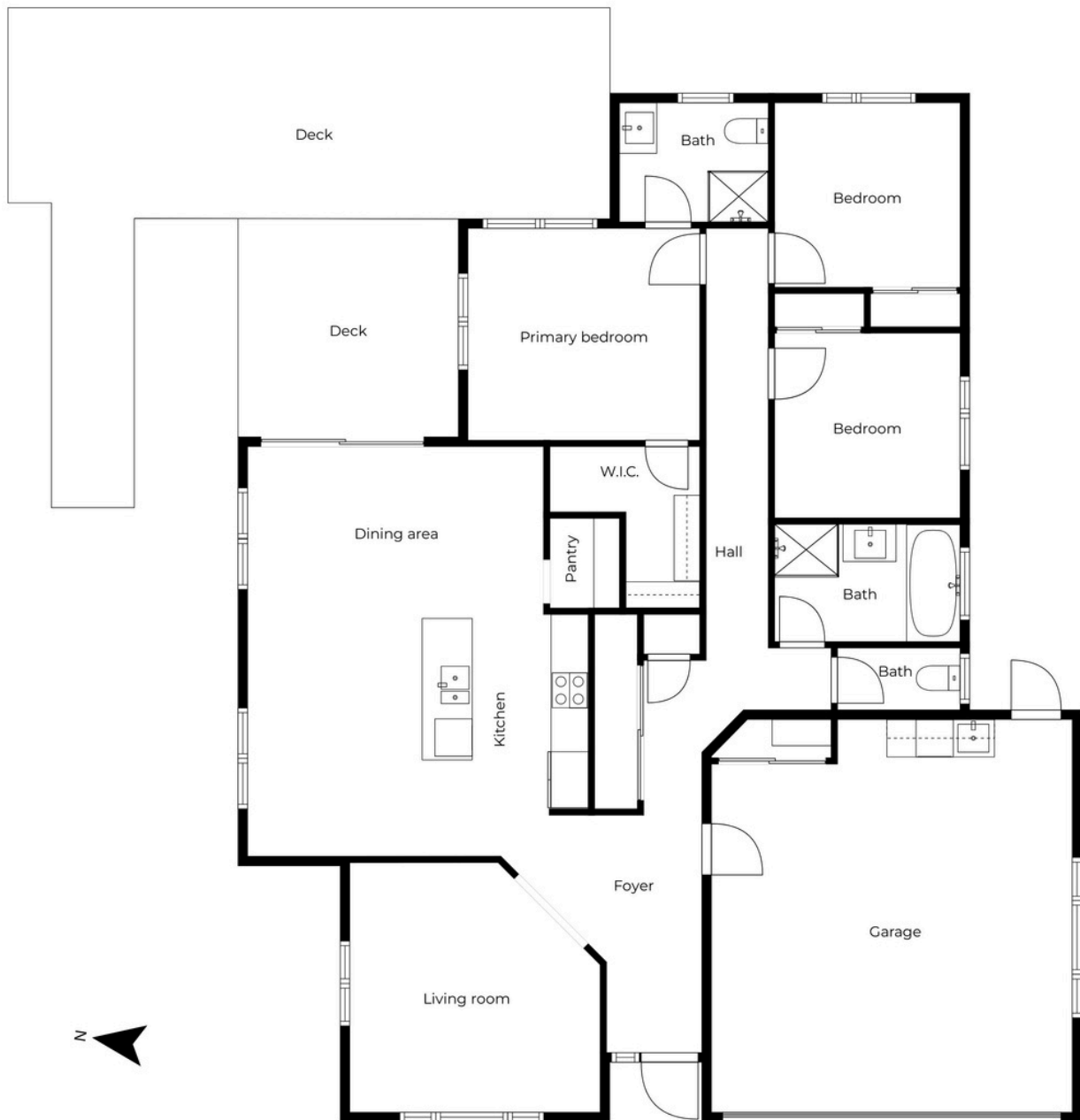


## Education


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|                 |                     |
|-----------------|---------------------|
| Early childhood | Busy Bees Woodend   |
| Primary         | Woodend School      |
| Secondary       | Kaiapoi High School |

# FLOOR PLAN.





A photograph of two men, Caleb and Jonathan, standing behind a white kitchen counter. Caleb, on the left, is wearing a light grey blazer over a white shirt. Jonathan, on the right, is wearing a tan blazer over a light blue shirt. They are both smiling at the camera. The background shows a modern kitchen with wooden cabinets, a blue-tiled backsplash, and a window looking out onto a garden.

## INTRODUCING **CALEB & JONATHAN**

Caleb Griffioen and Jonathan have come together with a straightforward mission: to listen closely and fully understand your real estate needs, goals, and concerns. In collaboration with Ownly, they're dedicated to providing a bespoke service that truly reflects your unique situation.

Their approach is grounded in the belief that every client's journey is distinct. Whether you need help with pre-sale improvements to maximise your home's value or support with the logistics of moving day, Caleb and Jonathan are there to make things easier. They're not just about transactions; they're about offering a customised selling package that aligns seamlessly with what you need.

With Caleb's background in real estate, influenced by a family legacy in the business, and Jonathan's expertise in construction and property renovations, they bring a comprehensive understanding of the market and the process. Their combined skills mean they're well-equipped to address any aspect of buying or selling a home, ensuring you're supported every step of the way.

Their commitment is to add value wherever possible, leveraging the leading tech tools available through their partnership with Ownly to deliver the result you're seeking. It's about more than just selling a property; it's about creating a positive, stress-free experience that's built around you.

SCAN TO REQUEST A  
MARKET PRICE UPDATE



# Let's make it happen.

## GRIFFIOEN.

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**Ownly**

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