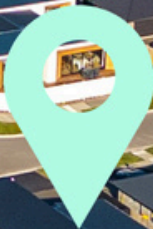


GRIFFIOEN.



31 TIMARA CRESCENT
PRESTONS PARK

WELCOME.



Scan the QR code to access reports and sale particulars

31 Timara Crescent, Burwood

Life's Simpler Here



3



2



2



173 m²



442 m²

AUCTION ON SITE

SATURDAY 9 AUGUST AT 2.00 PM (UNLESS SOLD PRIOR)

No maintenance list.
No renovating.
No stress.

Just a brand-new, single-level home in a neighbourhood built for living.

- Three bedrooms including a light-filled main with ensuite
- Sunny open-plan living that flows to a north-facing deck
- Walk-in pantry, separate laundry, and double internal garage
- Fully fenced 445sqm section—secure, flat, easy-care
- Finished to a quality spec with modern comfort throughout

Whether you're downsizing or stepping up, 31 Timara Crescent delivers the right balance of comfort and ease—without compromise.

Set in Prestons Park, you're just minutes from parks, playgrounds, Marshland School, New World, Bottle Lake Forest, and the beach.

This one's ready when you are.
Get in touch to view.

CALEB GRIFFIOEN



+64 276 370 231



caleb@griffioen.nz

JONATHAN BORCK



+64 21 106 7276



jonathan@griffioen.nz

GALLERY.



① Living



② Kitchen



③ Primary bedroom



④ Outdoor living



Legals

Land area	442 m ²
Floor area	173 m ²
Tenure	Freehold
Rateable value	\$880,000
Land value	\$420,000
Improvements value	\$460,000
Rates	\$4,468.23
Council zone	Residential New Neighbourhood



Energy

Heating	Heat pump x 2
Insulation	Walls, ceiling
Water heating	Electric
Joinery	Aluminium



Construction

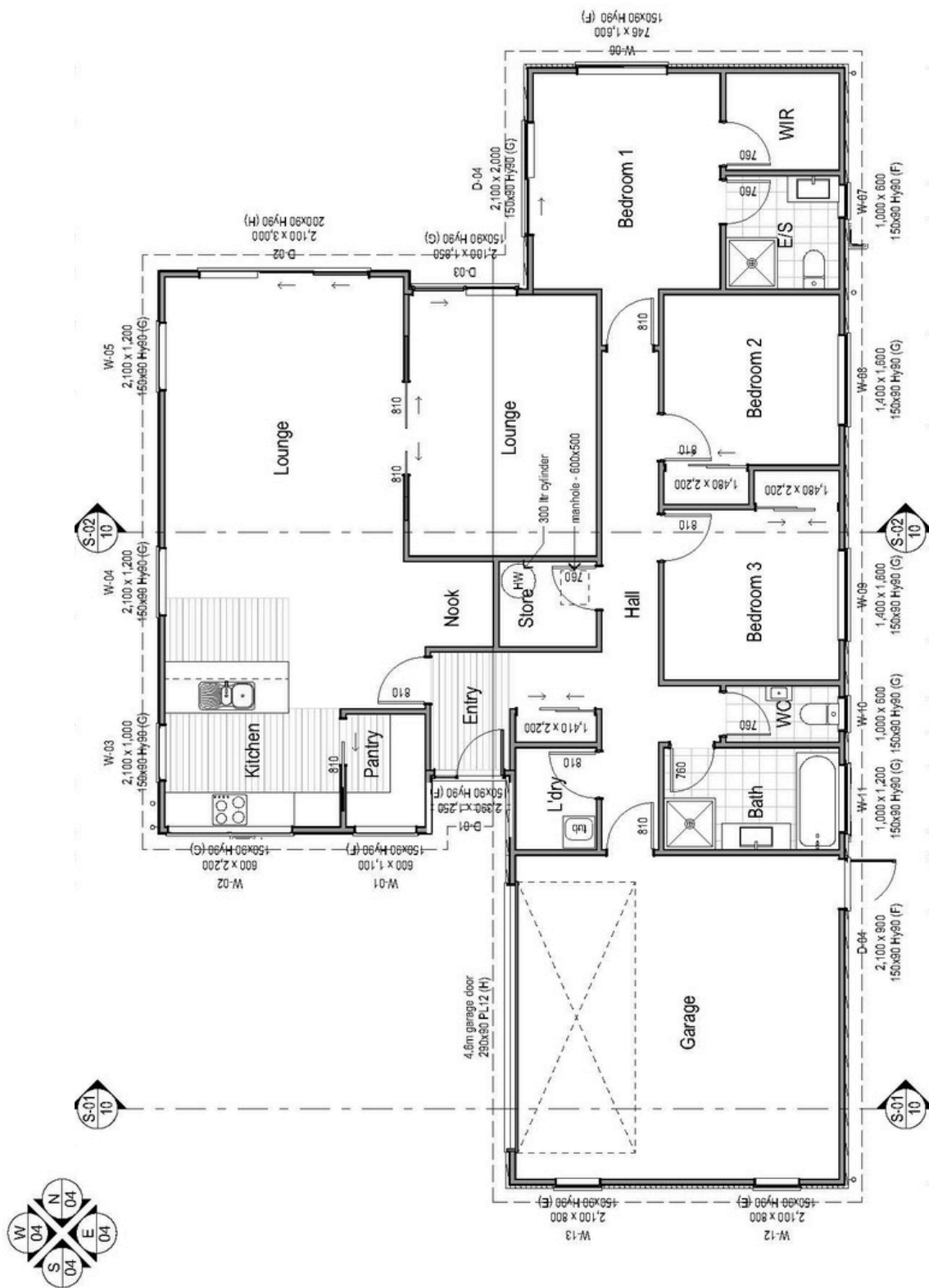
Year built	New Build
Exterior	Plaster over AAC panel and oblique Linea board
Roof	Coloured Steel



Education

Early childhood	Kindercare Burwood
Primary	Marshland Primary School
Secondary	Mairehau High School

FLOOR PLAN.



While measurements are considered highly reliable, they cannot be guaranteed.

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.

POWERED BY

Ownly

Licensed REAA 2008

CALEB GRIFFIOEN



+64 276 370 231



caleb@griffioen.nz

JONATHAN BORCK



+64 21 106 7276



jonathan@griffioen.nz