

SALUS
PROPERTY



8 North Avon Road, Richmond, Christchurch

The Development

Positioned just minutes from the city centre, **8 North Avon Road** is an exciting new development that offers modern living in a fast-growing, well-connected part of Christchurch.

Surrounded by local cafés, shops, and green spaces, and just a short drive to The Palms Shopping Centre, it's an ideal location for first-home buyers, investors, and professionals alike.

The area is well-served by public transport, close to both the central city and key arterial routes—making daily life easy and convenient. Nearby parks and the Avon River provide a relaxing, outdoor lifestyle right on your doorstep.

KEY FEATURES:

- **Contemporary Design** – Spacious interiors with high-end finishes for stylish, modern living
- **Secure Parking** – Designated car parks plus off-street options
- **Low-Maintenance Living** – Easy-care garden and courtyard for hassle-free enjoyment

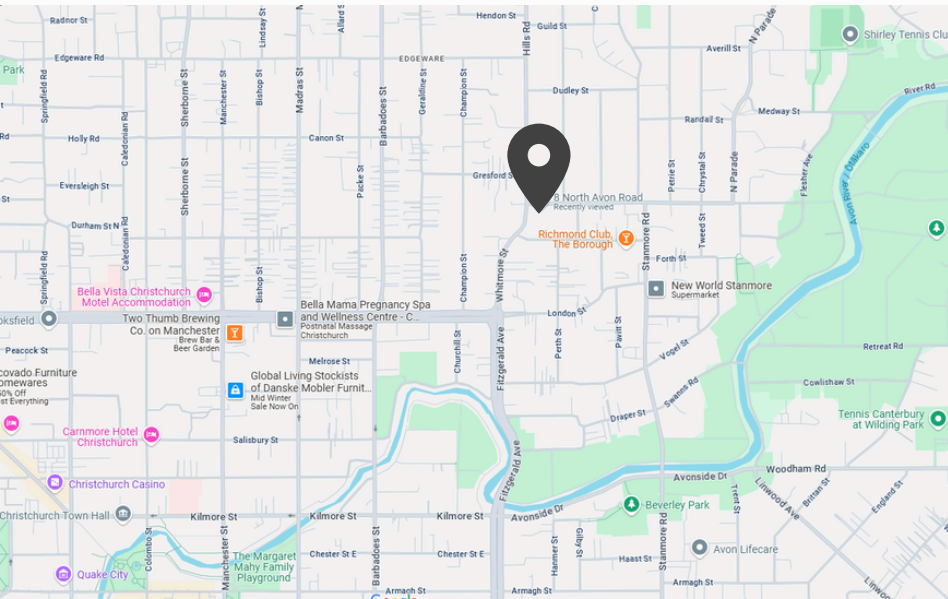
Whether you're a first home buyer, or an investor seeking strong rental returns, this development is one to consider!

Prices start from **\$538,000**.

Completion Q4 2025.



Location



8 North Avon Road, Richmond

WITHIN 1KM

- New World Stanmore Road
- Bus stops
- Christchurch CBD
- Restaurants, cafés
- Avon River

Amenities



WITHIN 2KM

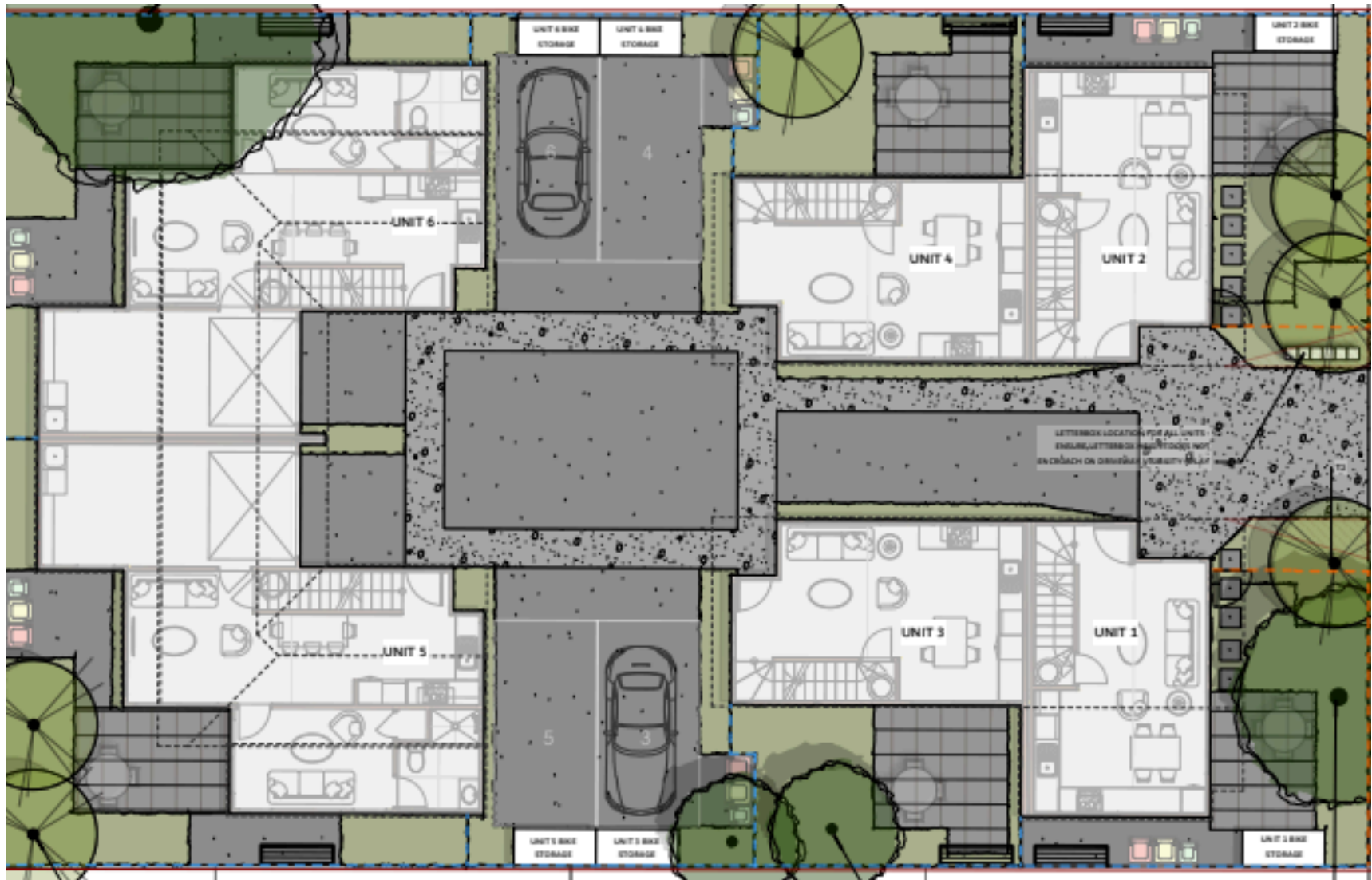
- The Palms Shopping Centre
- Woolworths
- Banks Avenue School
- Shirley Intermediate
- St Albans Park

WITHIN 5KM

- Christchurch CBD — Riverside Market, Cathedral Square
- ONE NZ Stadium
- Hagley Park
- Christchurch Golf Club
- Merivale Mall
- HomeBase Shirley



Scheme Plan



Floor Plans | Ground Floor | 2 bdrms



Floor Plans | First Floor | 2 bdrms



Floor Plans | Ground Floor | 3 bdrms



Floor Plans | First Floor | 3 bdrms



Pricing

UNIT	PRICE	SQM (INT)	SQM (EXT)	BED	BATH	PARKING
1	SOLD					
2	SOLD					
3	\$538,000	70	29	2	1	1 carpark
4	\$538,000	70	29	2	1	1 carpark
5	SOLD					
6	SOLD					

Rental Appraisal

If you're purchasing your property as an investment, you'll want peace of mind knowing your asset is being managed by experienced property management professionals.

We can connect you with trusted property managers that we partner with, who will be able to help ensure your property is rented as soon as possible and is well looked after.

Based on these numbers and the purchase prices, this property could generate a **gross yield** of:

5.3% — 2 bedrooms

5.0% — 3 bedrooms



RENTAL APPRAISAL



RENT GUARANTEE
★★★★★

8 North Avon Road, Richmond, Christchurch 2 & 3 Bedroom Townhouses

24 June 2025

8 North Avon Road, Richmond is located just a short drive to the amenities of the city centre. Below is our assessment of these properties.

2 bedrooms; 1 bathroom; open plan kitchen / dining / living; private courtyard; allocated carpark.

3 bedrooms; 3 bathrooms; open plan kitchen / dining / living; additional lounge; private courtyard; internal access single garage.

Current rental market in Richmond and surrounding suburbs – dwellings of a comparable standard listed on Trade Me and/or managed by Max Property Management Ltd:

<u>2 bedroom:</u>	
1/4 Matata Place	\$550
1/27 Vogel Street	\$550
7/45 Bordesley Street	\$420
<u>3 bedroom:</u>	
3/9 Matata Place	\$650
4/324 Stanmore Road	\$630
71 Essex Street	\$600

Market rent data from Tenancy Services 01 November 2024 – 30 April 2025, Richmond	
<u>Townhouse Type</u>	<u>Upper Quartile</u>
2 bedroom	\$519
3 bedroom	\$700

Based on assessing the property details and the market rent analysis, we appraise the rent at:

2 bedroom
\$550 per week

3 bedroom
\$650 per week

This report is a market appraisal based on the information provided. It has been prepared based on statistics provided by Tenancy Services and the current rental market and is valid for 90 days from the date of assessment.

At Max Property Management we are very proactive in tenanting our homes and actively avoid down-time in between tenants. It is unusual for us to have any vacancy across our entire portfolio. We do not charge a commission on maintenance.

We are so confident in our tenant selection and rent arrears processes, once we have secured a tenant, we will provide a *rent guarantee* to all our owners at no additional cost.

Prepared by

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