

# GRIFFIOEN.



5/17 WARWICK STREET  
RICHMOND



Scan the QR  
code to access  
reports and sale  
particulars



# THREE BEDS, THREE BATHS, ONE SHARP PRICE.



3



3



1



97 m<sup>2</sup>

Townhouses are everywhere right now.  
But very few at this price point look like this

- Three genuine double bedrooms
- Three private ensuites
- North-facing courtyard for afternoon sun
- Secure off-street car park
- Heat pump + double glazing
- Furnished option available

Whether you're moving in solo, with flatmates, or looking for a lock-and-leave setup—this layout works. Everyone gets their own space. No morning queues. No compromise.

The living area opens to a sun-drenched courtyard, giving you room to unwind without the hassle of upkeep.

And having your own secure car park, plus accessible on-street parking makes city fringe living that much easier.

Inside, everything's been taken care of. Clean, comfortable, and fully equipped—including the option to keep furniture, appliances, and beds. Just bring your suitcase.

# WELCOME.

You're also perfectly placed:

- New World is right next door
- The Richmond Club is across the road
- The city centre and riverside walks are just minutes away

In a sea of same-same listings, this one offers more—better layout, better flexibility, and better value.

**DEADLINE SALE**  
**WEDNESDAY 22 OCTOBER AT 12 NOON**  
**(UNLESS SOLD PRIOR)**

## Legals

|                              |                            |
|------------------------------|----------------------------|
| <b>Floor area</b>            | 97 m <sup>2</sup>          |
| <b>Tenure</b>                | Stratum in freehold        |
| <b>Rateable value</b>        | \$640,000                  |
| <b>Land value</b>            | \$190,000                  |
| <b>Improvements value</b>    | \$450,000                  |
| <b>Rates</b>                 | \$3,934.37                 |
| <b>Body corporate levies</b> | \$5,346.60                 |
| <b>Council zone</b>          | Medium Density Residential |
| <b>Technical category</b>    | TC3                        |





## Construction

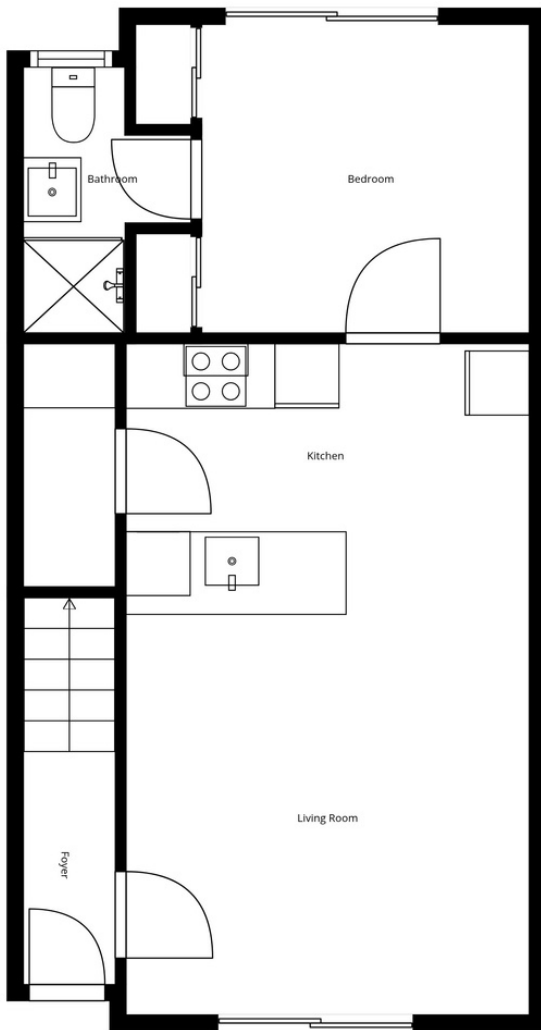
|                   |                              |
|-------------------|------------------------------|
| <b>Year built</b> | 2018                         |
| <b>Exterior</b>   | Brick                        |
| <b>Roof</b>       | Coloursteel                  |
| <b>Joinery</b>    | Aluminium,<br>double-glazing |

## Energy

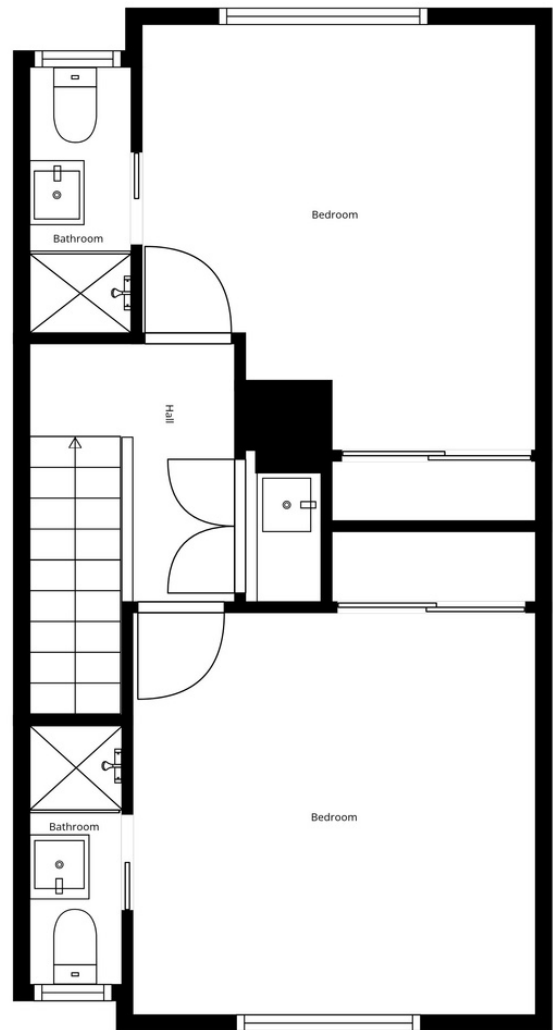
|                      |                |
|----------------------|----------------|
| <b>Heating</b>       | Heat pump      |
| <b>Insulation</b>    | Walls, ceiling |
| <b>Water heating</b> | Electric       |

## Education

|                        |                             |
|------------------------|-----------------------------|
| <b>Early childhood</b> | Little Beans Preschool      |
| <b>Primary</b>         | Pareawa Banks Avenue School |
| <b>Secondary</b>       | Mairehau High School        |



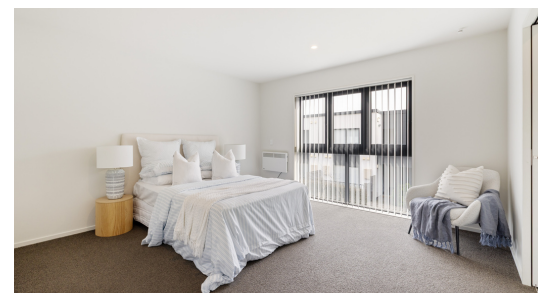
Floor 1



Floor 2



This Floor Plan has been created using Cubicasa. While measurements are considered highly reliable, they cannot be guaranteed.



# STRAIGHT TALK. FAIR FEES. REAL RESULTS.

- ★ **150+ 5-star** reviews on Rate My Agent
- 🏠 **58 properties sold** in the past 12 months
- 🕒 **31** average days on market

**If you've been burned by high fees or big promises, you'll like how we work.**

- ✓ **Straight-up appraisals** – based on facts, data, and context — not inflated numbers to win your listing.
- ✓ **A marketing plan that works** – designed to give your property every chance to sell, not just tick boxes.
- ✓ **Full visibility, in real time** – see interest in your property as it happens, so you're never left wondering.
- ✓ **Spend where it counts** – competitive commission options so you can invest into marketing and presentation.



**SCAN TO REQUEST A  
MARKET PRICE UPDATE**



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## CALEB GRIFFIOEN

OWNER & LICENSED SALES CONSULTANT

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## WHAT DO YOU THINK ABOUT THE PROPERTY?

Scan the QR Code to answer our quick survey

