

# GRIFFIOEN.

The image shows the exterior of a house with a rustic brick facade. A black door is centrally located, flanked by two windows. The window on the left shows a kitchen interior with wooden cabinets and a sink. The window above the door shows a hallway with a white door and a light fixture. The house is illuminated by warm interior lights and small black outdoor lights mounted on the brick wall. A set of concrete steps leads up to the door, and a black metal railing is visible on the right side.

6/196 HILLS ROAD  
EDGEWARE





Scan the QR  
code to access  
reports and sale  
particulars



# MORE STYLE. MORE SMARTS. LESS SAME-SAME.

 2

 1.5

 74 m<sup>2</sup>

 83 m<sup>2</sup>

Why settle for cookie-cutter when you can have a home that's actually thought through?

Part of a boutique development built to stand out, not blend in. Whether it's your first step onto the ladder or a smart addition to the portfolio, this one's worth a look.

- Secure off-street parking
- Two double bedrooms with built-ins
- Full bathroom upstairs + guest WC down
- Thoughtful design with great natural light
- Clever layout that feels surprisingly spacious
- Quality finishes that don't scream "developer-grade"

NB: Photos are from Unit 2. Permission to use granted by Rosefern Homes.



# WELCOME.

Skip the drive-around. The location puts you close to The Palms, transport links, and the city.

This isn't just another townhouse. It's a home you'll actually want to come back to.

**PRICED DEADLINE SALE**

**\$530,000**

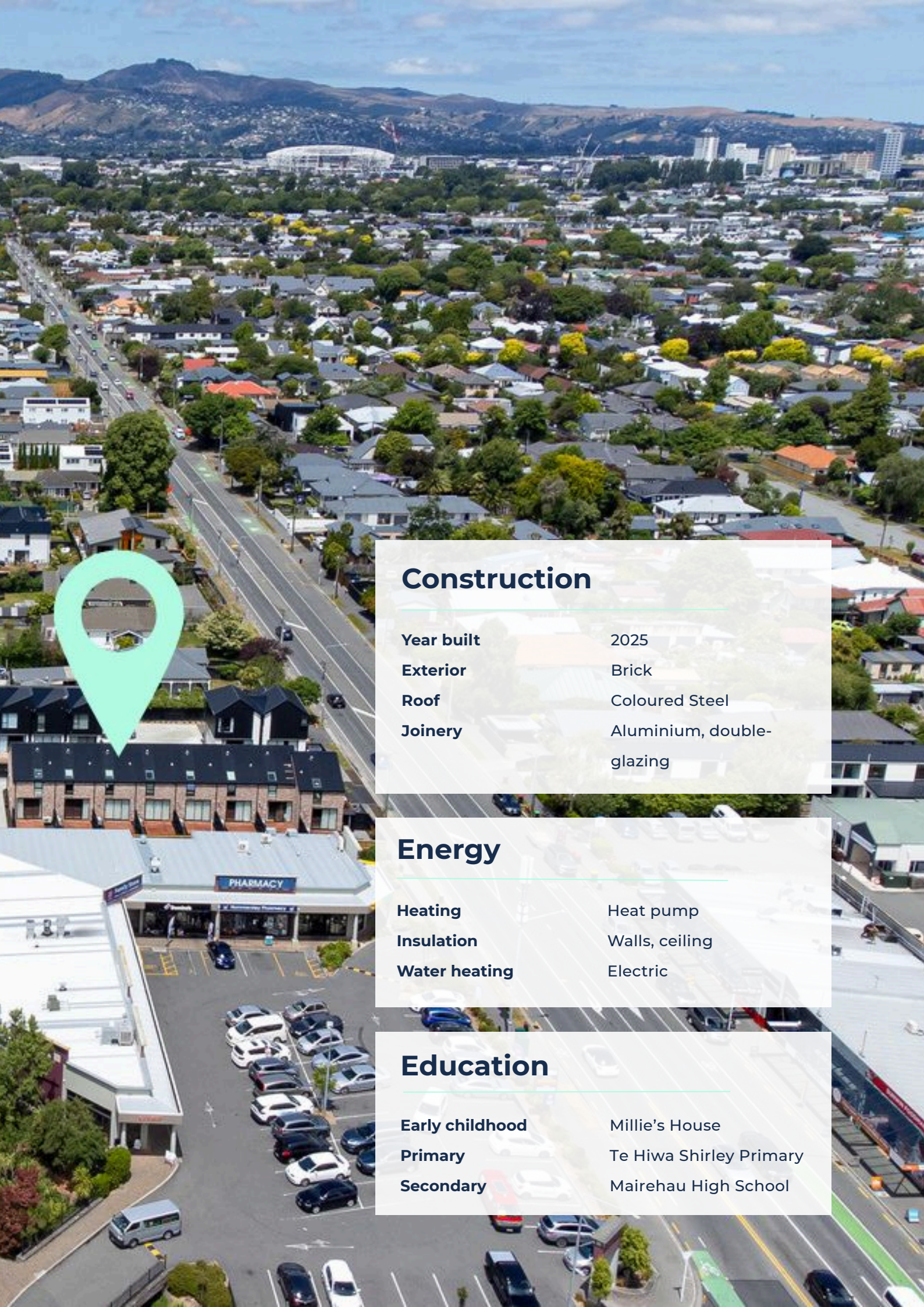
**WEDNESDAY 29 OCTOBER AT 12 NOON  
(UNLESS SOLD PRIOR)**

## Legals

Land area	83 m <sup>2</sup>
Floor area	74 m <sup>2</sup>
Tenure	Freehold
Rateable value	\$615,000
Land value	\$215,000
Improvements value	\$400,000
Rates	\$3,798.36
Residents Association	\$2,963.23
Council zone	Residential Suburban Density Transition
Technical category	TC3







## Construction

Year built	2025
Exterior	Brick
Roof	Coloured Steel
Joinery	Aluminium, double-glazing

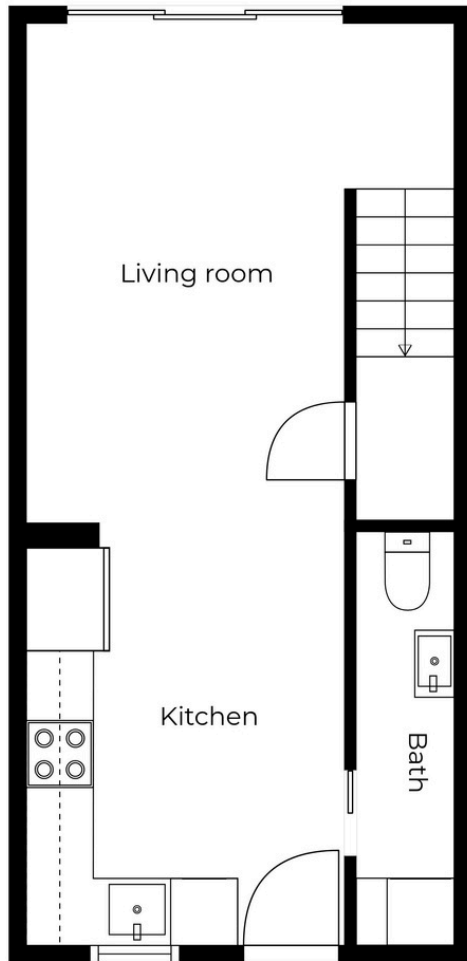
## Energy

Heating	Heat pump
Insulation	Walls, ceiling
Water heating	Electric

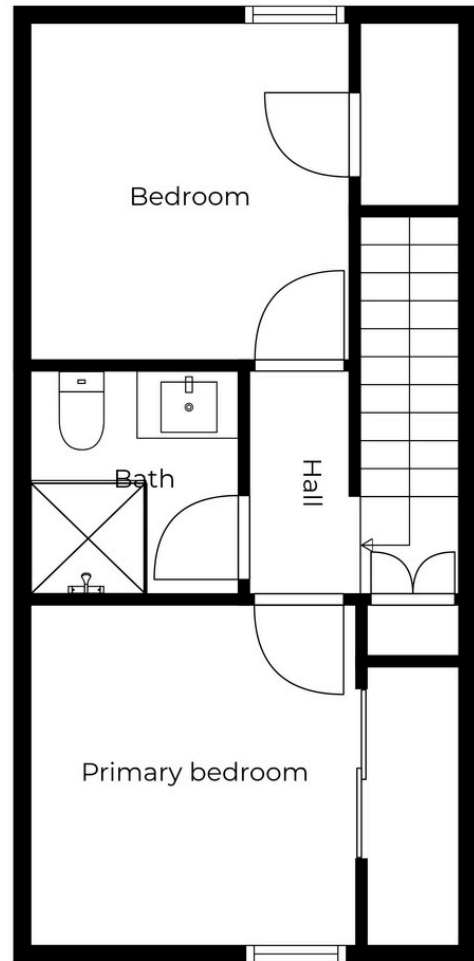
## Education

Early childhood	Millie's House
Primary	Te Hiwa Shirley Primary
Secondary	Mairehau High School





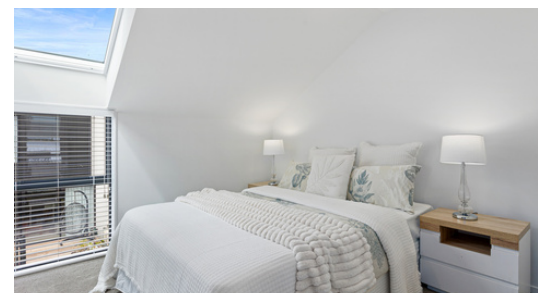
Floor 1



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
- 🏠 **54 properties sold** in the past 12 months
- 🕒 **35** 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**



# GRIFFIOEN.



## CALEB GRIFFIOEN

OWNER & LICENSED SALES CONSULTANT



0276 370 231



caleb@griffioen.nz



## JONATHAN BORCK

SALES ASSOCIATE



021 106 7276



jonathan@griffioen.nz

---

## WHAT DO YOU THINK ABOUT THE PROPERTY?

Scan the QR Code to answer our quick survey



POWERED BY

**Ownly**

Licensed REAA 2008