

GRIFFIOEN.

The image shows the exterior of a modern house with a textured brick facade. A black-framed 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 bright interior space. The house is illuminated by warm interior lights and small black outdoor wall sconces. 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



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MORE STYLE. MORE SMARTS. LESS SAME-SAME.

 2

 1.5

 74 m²

 83 m²

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

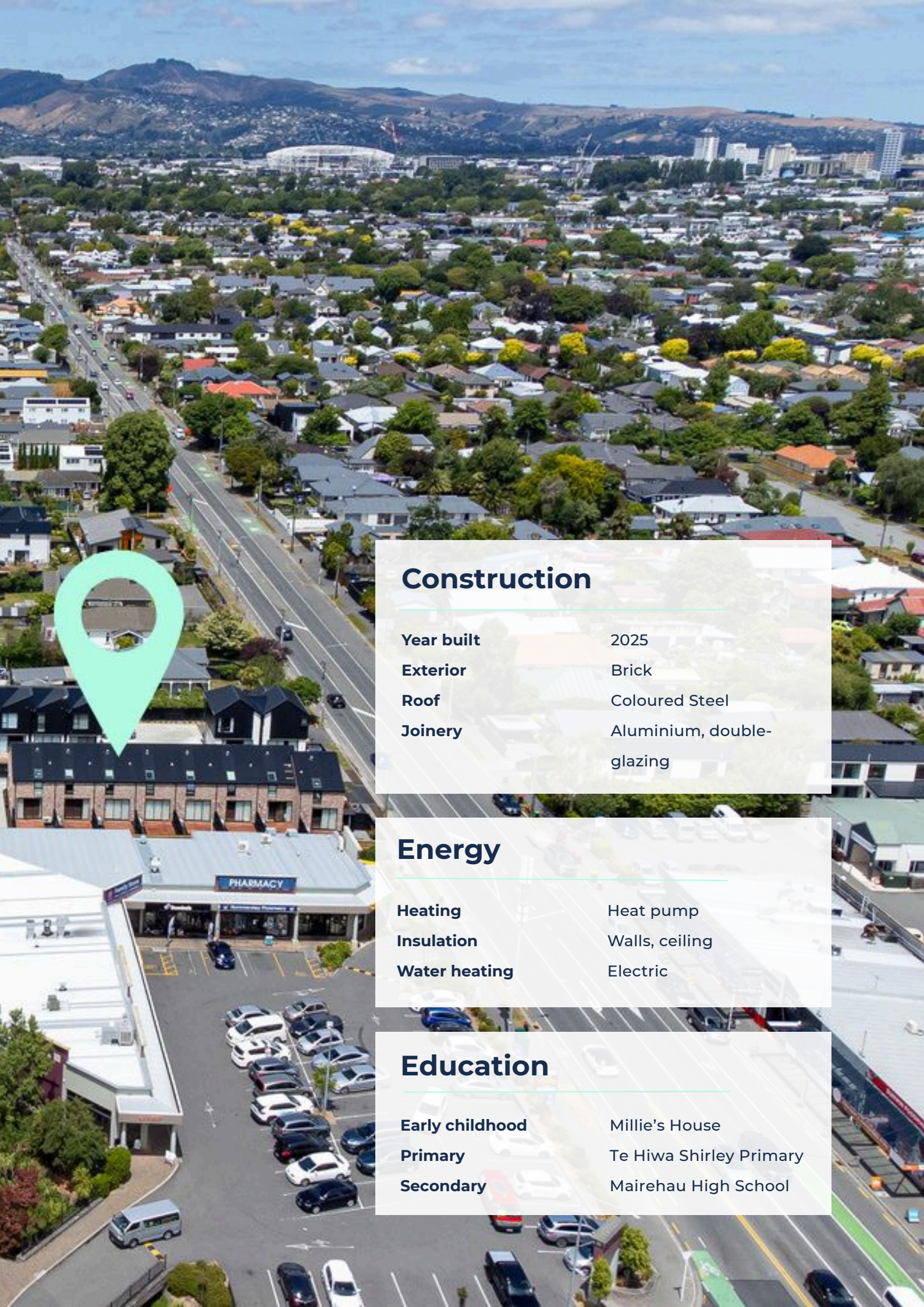
\$495,000

**THURSDAY 6 NOVEMBER AT 12 NOON
(UNLESS SOLD PRIOR)**

Legals

Land area	83 m ²
Floor area	74 m ²
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

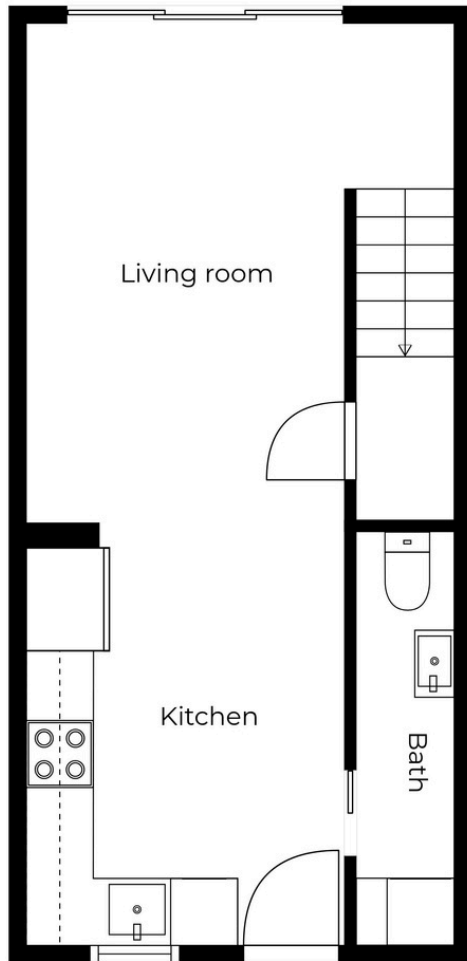
Year built	2025
Exterior	Brick
Roof	Coloured Steel
Joinery	Aluminium, double-glazing

Energy

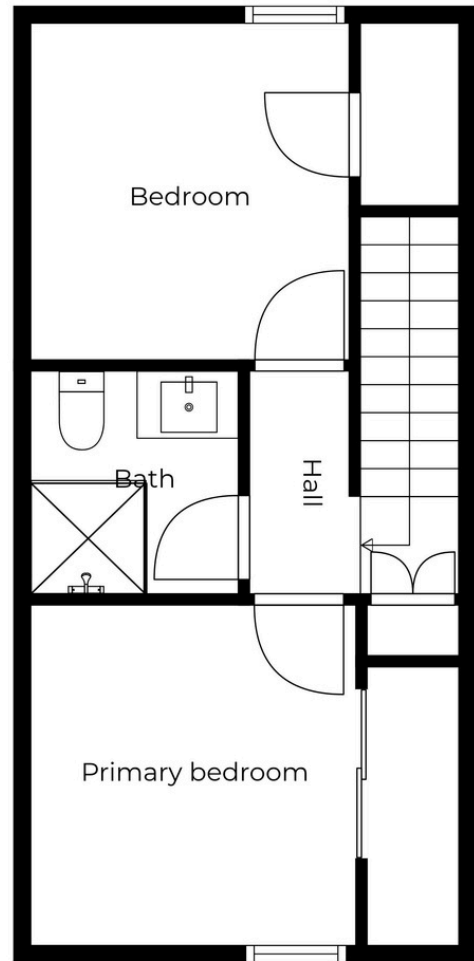
Heating	Heat pump
Insulation	Walls, ceiling
Water heating	Electric

Education

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



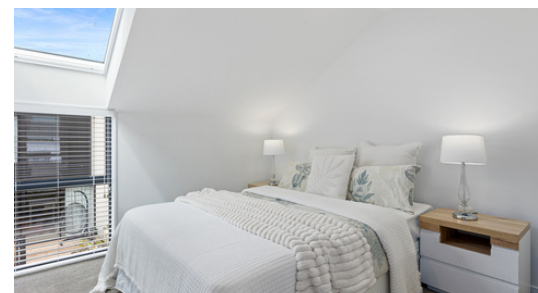
Floor 1



Floor 2



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



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