

MCRAE & KNOWLER

PROPERTY BROCHURE

4 / 75 ANDOVER STREET, MERIVALE



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Deadline Sale, Closing November 20th at 3:00pm

DOUBLE CHARM IN MERIVALE

 3  1  2  140 m²

Sleek, sophisticated, and completely reimagined, this three-bedroom townhouse stands as a showcase of contemporary Merivale living. Following a meticulous, full-scale renovation, every inch of its three-level design reflects an as-new finish and a strong design-led vision. Privately positioned at the rear of an exclusive, gated, block of four, the ground floor delivers exceptional practicality with a drive-through internal-access garage that opens to a private courtyard, complemented by a discreetly concealed laundry.

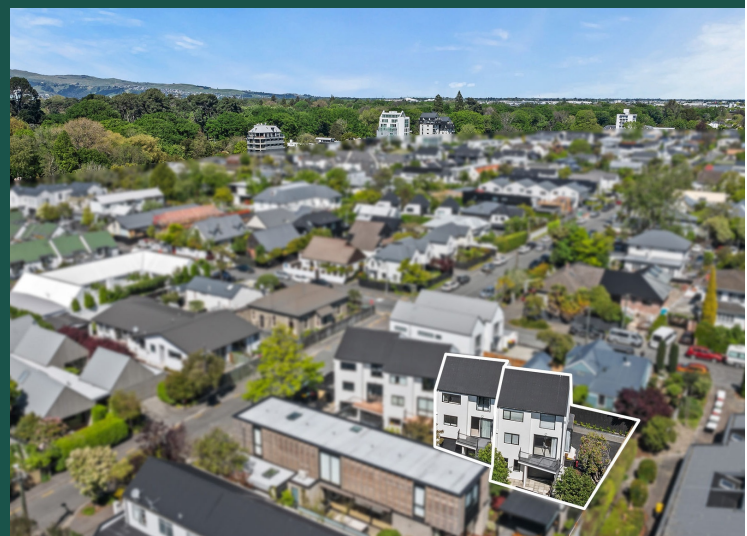
Upstairs, the sunlit living level offers effortless flow through open-plan lounge and dining spaces, complemented by a sleek, streamlined kitchen. A north-facing balcony extends the living area outdoors, capturing light and warmth throughout the day. The top floor is dedicated to rest and relaxation, offering three robed bedrooms and a polished bathroom that maintains the home's contemporary aesthetic to its very end.

Located in the heart of Merivale, this address offers effortless access to Hagley Park, Merivale Mall, and leading private schools, while zoning for Elmwood, Heaton, CBHS, and CGHS adds further appeal. Offered to the market with immediate possession available, and the option to purchase alongside the neighbouring home, this is a rare opportunity for investors and those looking for multi-generational living to secure the two properties.

New RV issued on November 5th - \$860,000



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Floor area	140 sqm
Tenure	Crosslease (Freehold)
Rateable value	860,000
Land value	475,000
Improvements value	385,000
Rates	3,716.75
Council zone	Residential

ENERGY

Heating	Heat Pump
Insulation	Roof
Windows	Aluminum Double Glazing
Water heating	Electric

CONSTRUCTION

Year built	1995
Exterior	Precast Concrete
Roof	Corrugate Steel
EQ repairs	CLM/2010/032990 & CLM/2011/196307 & CLM/2011/122969

EDUCATION

Early childhood	Rangi Ruru Pre-School, Fundamentals Prescholl and Nursery
Primary	Elmwood Normal School, Heaton Normal Intermediate,
Secondary	Christchurch Girl's High School, Christchurch Boy's High School

CHATTELS

Auto garage door opener (1) and (2) remotes, Window treatments, Dishwasher, Electric stove, extractor fan (1), Fixed floor coverings, Heated towel rail (1), Heat pump (1) and (1) remote, Light fittings, Range hood, Smoke detectors



HOLLY SIDDONS & TIAAN KILIAN

Holly brings over four years of real estate experience in the Selwyn property market, where she has successfully sold more than \$50 million worth of property. From two-bedroom units to large lifestyle blocks, her strategic mindset, strong communication skills, and deep understanding of the local area make her a trusted advisor for both buyers and sellers.

With a strong background in marketing and sales, Holly knows the value of building relationships, putting the client's needs first, ensuring customer satisfaction and most importantly working with integrity.

Tiaan's journey into real estate began from the ground up. Whilst working as an industrial electrician for 12 years, he developed a passion for property through his own hands-on projects such as, an award winning renovation, the completion of a townhouse development and multiple spec builds, further fuelling his drive for all things property. Now, Tiaan brings the same energy, discipline, and passion he has put into his own projects to his clients. Offering a practical, knowledgeable, and straight-talking approach to buying and selling real estate.

Notes



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