

MCRAE & KNOWLER

PROPERTY BROCHURE

26A GARVINS ROAD, HORNBY



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Deadline Sale, Closing 25th November at 3 pm

HUGE POTENTIAL AND PRIME POSITION

 3  1  1  105 m²

Packed with potential, this classic 1950s home offers an excellent opportunity for first-home buyers or savvy investors looking to add value in a popular pocket of Hornby.

This three-bedroom home is largely original inside, providing a solid foundation for renovation or refresh. The layout includes a simple kitchen with dining space, a separate lounge with fireplace, three double bedrooms, a shower room with separate WC and a laundry.

Outside, a single carport and off-street parking add convenience, while the mature, fully fenced section provides space for outdoor living or future landscaping ideas.

Well-positioned for everyday ease, the home enjoys close proximity to Hornby Mall, supermarkets, and local eateries, while nearby schools and parks add to the family-friendly appeal. With easy access to main routes and public transport, commuting to the city or beyond is simple and convenient.

With its strong bones and scope to improve, this property invites buyers with vision to create something special—whether it's a first step onto the property ladder or an investment with long-term promise.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Floor area	105 sqm
Tenure	Crosslease (Freehold)
Rateable value	520,000
Land value	210,000
Improvements value	310,000
Rates	3281.53
Technical category	TC1

ENERGY

Heating	Heat Pumps (2)
Insulation	Roof
Windows	Aluminum
Water heating	Electric

CONSTRUCTION

Year built	1950s
Exterior	Brick
Roof	Concrete Tile

EDUCATION

CHATTELS

Window Treatments, Fixed Floor Coverings, Light Fittings, Electric Stove, Smoke Detectors, Heatpump (2), Garden Shed

NOTES

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STEPHAN KNOWLER & HOLLY SIDDONS

Stephan commenced selling real estate in the Selwyn District in 2004. With his experience and down-to-earth, practical advice, which is increasingly rare, he offers a valuable service. Holding an AREINZ National Diploma and Branch Manager Qualifications, Stephan is not only a hard-working agent but also a highly qualified one. As enthusiastic as ever, he has extensive experience in all aspects of real estate, including residential, lifestyle, rural, and the development and sale of large subdivisions. Over his many years in the industry, he has handled a wide range of transactions.

Whether you're selling a small cottage or a large rural property, you can expect a stress-free experience and a great outcome with minimal fuss. Having bought and sold numerous properties himself, Stephan understands the perspective of both vendors and purchasers, and he treats everyone with the respect he himself would expect.

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.



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