

# GRIFFIOEN.



19 BELFIELD STREET  
DALLINGTON



Scan the QR code to access reports and sale particulars

# READY SET STEP IN

 3  2  1  97 m<sup>2</sup>  627 m<sup>2</sup>

Tidy. Comfortable. Smartly configured.

Whether you're buying solo, as a couple, or with flatmates to offset the mortgage, this one ticks boxes without blowing the budget.

- Two-bedroom, one-bathroom main dwelling
- Separate sleepout with its own bathroom (with double glazing and its own water heating)
- Freehold title on a 627sqm section
- Fully fenced backyard with great sun
- Heat pump, insulation, and updated kitchen
- Separate laundry and large standalone garage
- Healthy Homes compliant

The separate sleepout is a major bonus. Guests? Teenagers? Home office? It's ready to go.

# WELCOME.

You're close to shops, schools, and the city, with great parks nearby for the dog or the weekend run.

And being north-facing, the living spaces soak up all-day light while still giving you privacy from the street.

This isn't a fixer-upper. It's a move-straight-in setup with room to add value later. And with the market delivering opportunities, now's your chance to get on the ladder with something solid.

The numbers work. The setup works. And with motivated sellers, timing's on your side.

**AUCTION ON SITE  
TUESDAY 3 FEBRUARY AT 5:45 PM  
(UNLESS SOLD PRIOR)**

## Legals

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|                           |                      |
|---------------------------|----------------------|
| <b>Land area</b>          | 627 m <sup>2</sup>   |
| <b>Floor area</b>         | 97 m <sup>2</sup>    |
| <b>Tenure</b>             | Freehold             |
| <b>Rateable value</b>     | \$510,000            |
| <b>Land value</b>         | \$240,000            |
| <b>Improvements value</b> | \$270,000            |
| <b>Rates</b>              | \$3,227.11           |
| <b>Council zone</b>       | Residential Suburban |
| <b>Technical category</b> | TC2                  |

*Privacy Statement: We collect your details to keep a security record, keep you in the loop about this property, share other properties that might suit you, and touch base about our sales and marketing services. We won't sell your information, and we'll only use it for these purposes.*



## Construction

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|                   |                      |
|-------------------|----------------------|
| <b>EQ repairs</b> | Settled and repaired |
| <b>Year built</b> | 1950                 |
| <b>Exterior</b>   | Roughcast / brick    |
| <b>Roof</b>       | Atlas tile           |
| <b>Joinery</b>    | Aluminium            |

## Energy

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|                      |                        |
|----------------------|------------------------|
| <b>Heating</b>       | Heat pump              |
| <b>Insulation</b>    | Ceiling and underfloor |
| <b>Water heating</b> | Bottled gas            |

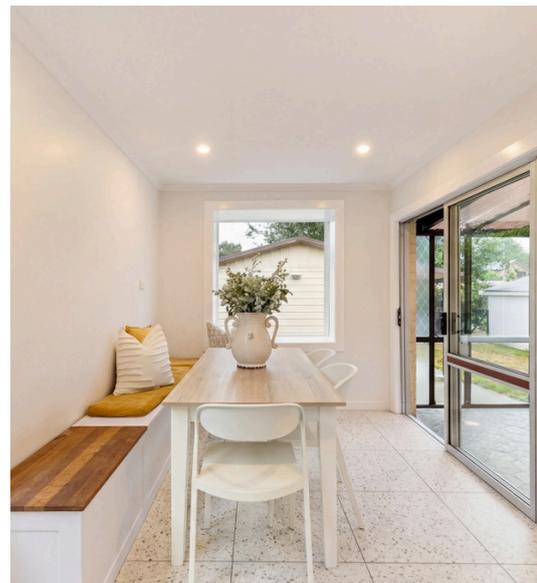
## Education

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



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
- 🏠 63 properties sold in the past 12 months
- 🕒 29 median 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

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## WHAT DO YOU THINK ABOUT THE PROPERTY?

Scan the QR Code to answer our quick survey

