



# GRIFFIOEN.

33 NANCY AVENUE  
ST ALBANS



Scan the QR  
code to access  
reports and sale  
particulars



# OLD SCHOOL CHARM. MODERN COMFORTS.

 3  2  1  180 m<sup>2</sup>  799 m<sup>2</sup>

This place walks the line between nostalgic and now—and nails it.

Set on a north-facing, private 799sqm section, this 1950s home blends timeless design with everything you need for easy living today.

- Original Art Deco features, including fireplaces and light fittings
- Renovated kitchen with Bosch appliances and seamless flow through the dining room to the outdoors
- Stylish bathroom with underfloor heating
- Separate laundry and second bathroom for added practicality
- Two heat pumps + gas fire + wood burner
- Gas hot water
- Massive living area—perfect for entertaining or spreading out
- Three large bedrooms, all with built-in storage
- Separate single garage + off-street parking
- Fully fenced section with established trees, space for raised gardens and a proper clothesline

Whether you're future-proofing or just want a home that feels like yours, this one delivers.

# WELCOME.

Zoned for Mairehau Primary, with St Francis of Assisi nearby. Merivale and the CBD? Minutes away.

Vintage charm, modern ease, and room to move. The owners are here to sell.

**AUCTION ON SITE**  
**THURSDAY 12 FEBRUARY AT 6:30 PM**  
**(UNLESS SOLD PRIOR)**

## Legals

Land area	799 m <sup>2</sup>
Floor area	180 m <sup>2</sup>
Tenure	Freehold
Rateable value	\$750,000
Land value	\$460,000
Improvements value	\$290,000
Rates	\$4,532.83
Council zone	Residential Suburban
Technical category	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

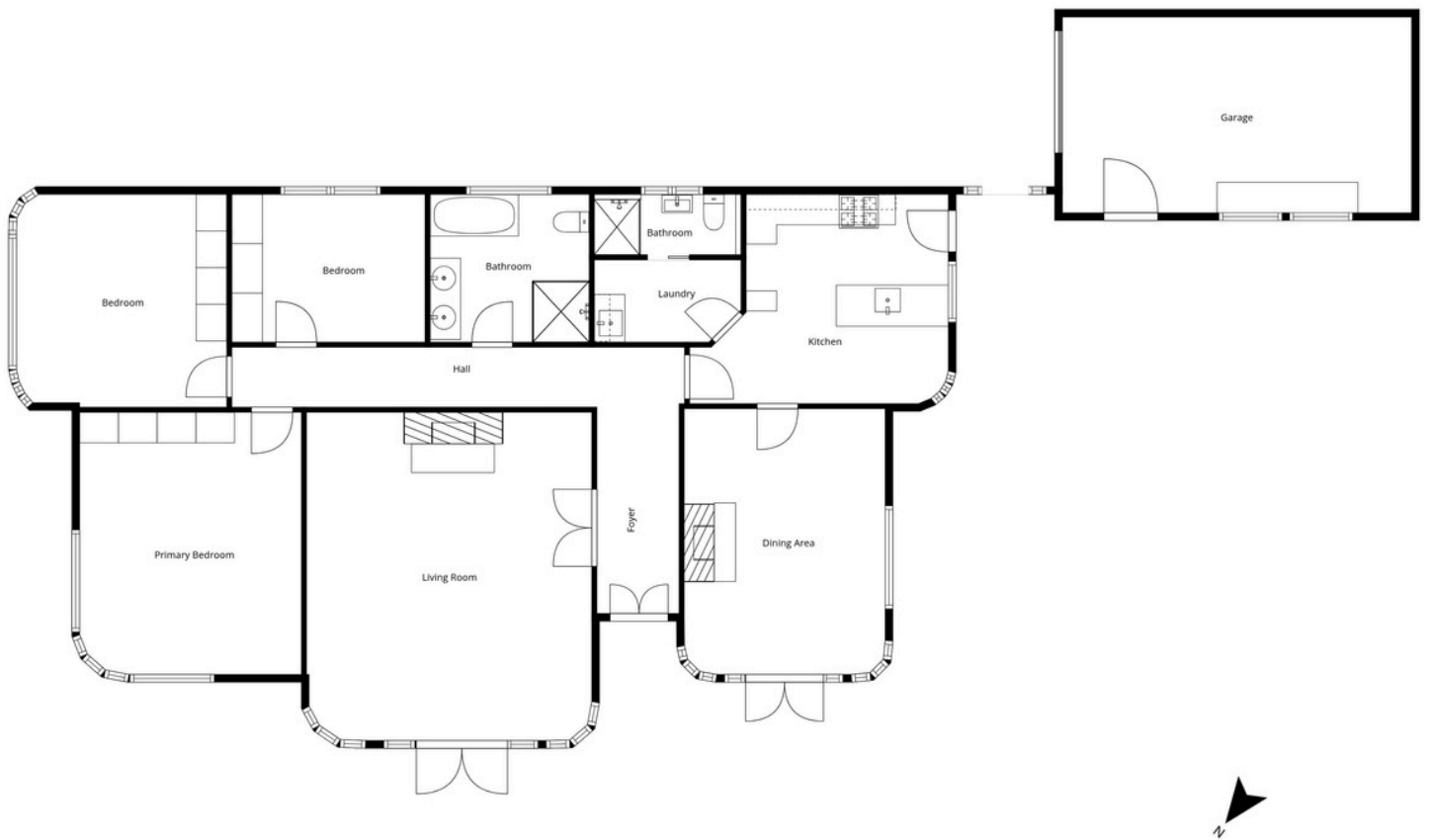
EQ repairs	Completed via Fletcher EQR
Year built	1950s
Exterior	Concrete
Roof	Malthoid
Joinery	Timber

## Energy

Heating	Gas fire Heat pump (2)
Water heating	Bottled gas

## Education

Early childhood	Minerva House
Primary	Mairehau Primary St Francis of Assisi
Secondary	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**



# 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