

GRIFFIOEN.



350 RIVERLAW TERRACE
SAINT MARTINS



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LOCATION WINS. OPTIONS FOLLOW.

 4  2  92 m²  627 m²

Smart buying in St Martins starts here.

This two bedroom bungalow comes with a serious advantage. A separate, consented two bedroom sleepout with its own bathroom. That kind of flexibility is hard to find in this location.

The main home is warm and comfortable year round, with a heat pump, insulation and a DVS. It's a house that feels good to live in, not just visit.

The layout is practical and straightforward. Two bedrooms. Easy living. A connection to the garden that makes everyday life just a little bit more enjoyable.

Out back, the sleepout opens up your options. Work from home without disruption. Host guests in complete separation. Create extra income. Or give older kids or extended family their own space. It's flexible in a way most homes aren't.

The section is settled and private, offering outdoor areas you'll actually use, without taking over your weekends.

This is a smart move for first home buyers who want into a tightly held suburb, and for buyers who value warmth, separation and adaptability.

WELCOME.

And then there's the location.

Hansen Park and Rudolf Steiner School sit just over the footbridge.

The Heathcote River tracks are close by for regular loops and fresh air.

St Martins Village covers the day to day with ease.

Rapaki Track is nearby when you want to head uphill.

St Martins Primary is within easy reach — and you're zoned for Cashmere High.

And Bohemian Bakery has a way of becoming part of the routine.

Buy well.

Live comfortably.

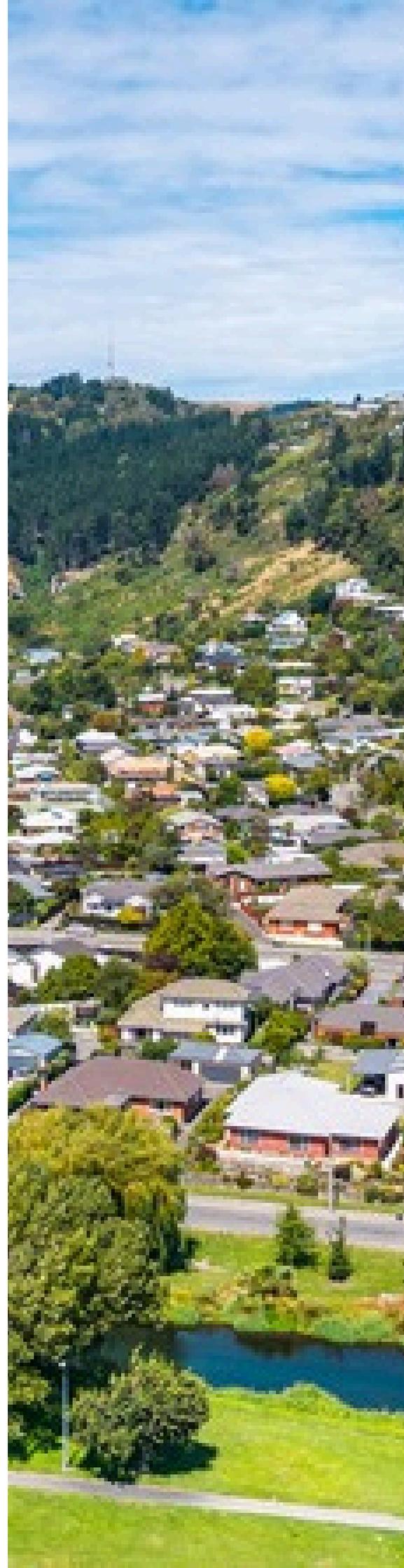
And secure a St Martins address that gives you options now and into the future.

AUCTION ON SITE
SATURDAY 7 MARCH AT 3:30 PM
(UNLESS SOLD PRIOR)

Legals

Land area	627 m ²
Floor area	House: 92 m ² Sleepout: 42 m ²
Tenure	Freehold
Rateable value	\$640,000
Land value	\$530,000
Improvements value	\$110,000
Rates	\$3,934.37
Council zone	Residential Suburban
Technical category	TC2

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Construction

EQ repairs	Settled and repaired
Year built	1940
Exterior	Brick
Roof	Tile
Joinery	Aluminium, timber

Energy

Heating	Heat pump x 2
Insulation	Ceiling, underfloor, walls
Water heating	Gas

Education

Early childhood	BestStart Huntsbury
Primary	St Martins Primary School
Secondary	Cashmere High School





Sleepout



Main Dwelling

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



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