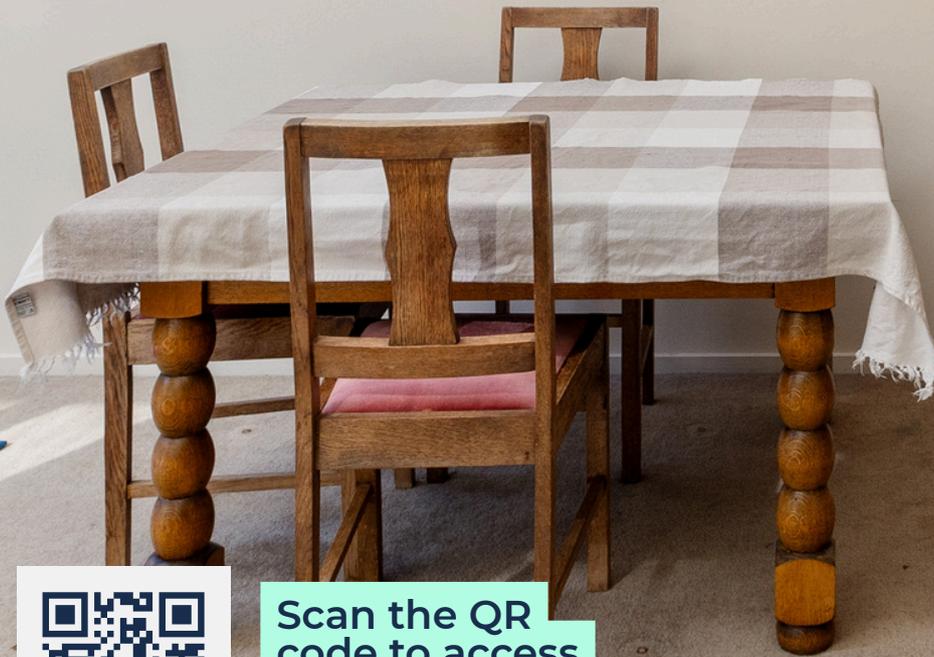




GRIFFIOEN.

237A MAIDSTONE ROAD
AVONHEAD



Scan the QR code to access reports and sale particulars



ROOM TO GROW. READY TO REWARD.

 3  2  2  193 m²

Held by the same owner for nearly 26 years.
That says a lot.

It's been cared for. Lived in. Held onto.
Now, with a move to a retirement village confirmed, it's
time for it to change hands.

This spacious three bedroom, two bathroom home
offers approximately 190sqm of floor area.
Plenty of room to spread out.
Plenty of room to improve.

The ground floor bathroom has already been updated.
The rest remains largely original.

And that's where the upside sits.

Move in and enjoy it as is.
Modernise over time.
Add value at your pace.

Generous living areas give you flexibility. Flatmates.
Kids. A work from home setup. You decide.

The north west aspect brings in strong afternoon sun.
Light fills the living spaces.
Outside, the established gardens and outdoor areas
are well set up, offering privacy, greenery, and space to
relax without needing to start from scratch.

WELCOME.

Tucked down a quiet private lane, you're away from through traffic yet close to everything that matters.

Bus stop at the end of the lane.

Handy to Avonhead Mall.

Close to Riccarton Racecourse for the Sunday market.

Around 10 minutes by bike to the University of Canterbury.

Zoned for Merrin Primary and Burnside High.

For first home buyers, it's a chance to secure space and add value over time.

For investors, it's a location with consistent rental demand and real fundamentals.

The owner's move is locked in.

This property is seriously selling.

Opportunities with this much scope, in this kind of location, don't wait.

AUCTION ON SITE
WEDNESDAY 1 APRIL 2026 AT 5:30 PM
(UNLESS SOLD PRIOR)

Legals

Land area	193 m ² approx
Floor area	Share in 780 m ²
Tenure	Cross Lease
Rateable value	\$770,000
Land value	\$375,000
Improvements value	\$395,000
Rates	\$3,988.78
Council zone	Residential Suburban
Technical category	TC1

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Construction

EQ repairs	Settled and repaired
Year built	1987
Exterior	Brick, cedar
Roof	Coloured steel
Joinery	Aluminium

Energy

Heating	Heat pump
Insulation	Walls, ceiling
Water heating	Electric

Education

Early childhood	Kidsfirst Avonhead
Primary	Avonhead & Merrin School
Secondary	Burnside High School



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



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- 🏠 59 properties sold in the past 12 months
- 🕒 28 median days on market

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- ✔️ **Straight-up appraisals** – based on facts, data, and context — not inflated numbers to win your listing.
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- ✔️ **Full visibility, in real time** – see interest in your property as it happens, so you're never left wondering.
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MARKET PRICE UPDATE



GRIFFIOEN.



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WHAT DO YOU THINK ABOUT THE PROPERTY?

Scan the QR Code to answer our quick survey

