

GRIFFIOEN.



191 MARSHLAND ROAD
SHIRLEY



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DOLLARS AND SENSE: DUAL INCOME INVESTMENT

 4  4  3  160 m²  612 m²

Two units.
One title.
\$57,720 per year in rent.

Built in 2024 and already tenanted on fixed terms, this is a ready-made investment delivering income from day one.

Both units offer the kind of layout tenants want. Two bedrooms. Two bathrooms. Open plan kitchen, dining, and living. Modern finishes and double glazing keep things comfortable while helping minimise maintenance for the owner.

Garaging is handled by a separate triple garage to the rear, with each unit allocated its own space plus shared bike storage.

The fundamentals here are simple. Modern construction. Reliable rental income. One title to manage.

Key details

- Two two-bedroom, two-bathroom units
- Single freehold title
- Constructed in 2024
- Separate triple garage to the rear
- Currently returning \$57,720 per annum on fixed term tenancies
- Designed for low maintenance ownership

WELCOME.

The location supports strong tenant demand. Home Base and The Palms are close for shopping and dining. Parks and Horseshoe Lake Reserve are nearby, and key arterial routes make commuting easy.

If you're looking for a straightforward addition to your portfolio, this one is worth your attention.

One title.
Two incomes.
Already working for you.

DEADLINE SALE
THURSDAY 9 APRIL AT 12 NOON
(UNLESS SOLD PRIOR)

Legals

Land area	612 m ²
Floor area	160 m ²
Tenure	Freehold
Rateable value	\$920,000
Land value	\$340,000
Improvements value	\$580,000
Rates	\$5,904.42
Council zone	Medium Density Residential Zone
Technical category	TC2

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A modern, single-story brick house with a grey corrugated metal roof and dark blue window frames. A wooden deck with steps leads to a large glass door. The house is set on a green lawn under a clear blue sky.

Construction

Year built	2024
Exterior	Brick
Roof	Steel
Joinery	Aluminium, double-glazing

Energy

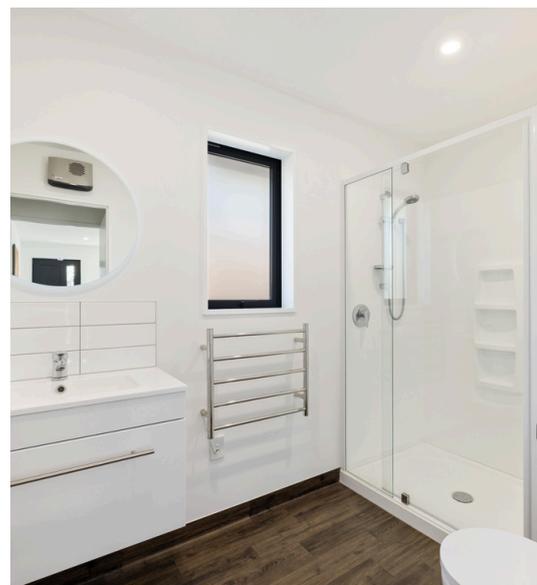
Heating	Heat pump x 2
Insulation	Walls, ceiling
Water heating	Electric

Education

Early childhood	Barnardos Te Puna Oraka
Primary	Mairehau Primary School
Secondary	Mairehau High School



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



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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?

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