

# GRIFFIOEN.



53 MARSHALL STREET  
WOOLSTON



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# LARGE SECTION. DOUBLE GLAZED. INCREDIBLE VALUE.

 4  2  2  118 m<sup>2</sup>  744 m<sup>2</sup>

A full renovation.  
A 744 sqm section.  
A location that makes the most of Christchurch living.

This home is ready for you to move in and enjoy from day one. The renovation has created fresh, comfortable spaces throughout, including a brand new kitchen and bathroom designed for easy everyday living.

Full double glazing is a real highlight for a home of this era, helping keep things warm, quiet, and comfortable. The heat pump and DVS ensure you're warm and dry.

The primary bedroom is generous in size and offers excellent storage with a double wardrobe, along with the convenience of its own ensuite. Step outside and the property opens up.

The 744 sqm section gives you room to spread out now, with services already positioned in a way that could support a secondary dwelling in the future, subject to council approval.

There's also a detached studio with plumbing, creating a flexible space for a home business, gym, or work-from-home setup.

The separate double garage keeps vehicles and storage sorted.



# WELCOME.

And then there's the lifestyle.

Morning walks along the Heathcote.  
Coffee or dinner at The Tannery just minutes away.  
Weekend hikes up Rapaki Track with views across the city.  
Quick access to the central city when work calls.

Renovated.  
Flexible.  
Well located.

The owners are committed to selling and have made their instructions clear. This property will be given every opportunity to change hands.

**AUCTION ON SITE**  
**SATURDAY 11 APRIL AT 2:00 PM**  
**(UNLESS SOLD PRIOR)**

## Legals

<b>Land area</b>	744 m <sup>2</sup>
<b>Floor area</b>	118 m <sup>2</sup>
<b>Tenure</b>	Freehold
<b>Rateable value</b>	\$485,000
<b>Land value</b>	\$295,000
<b>Improvements value</b>	\$190,000
<b>Rates</b>	\$3,499.14
<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

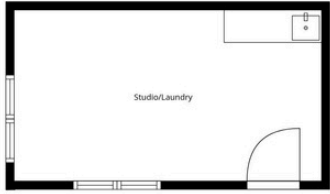
<b>EQ repairs</b>	Settled and repaired
<b>Year built</b>	1929
<b>Exterior</b>	Roughcast
<b>Roof</b>	Iron
<b>Joinery</b>	Aluminium, double-glazed

## Energy

<b>Heating</b>	Heat pump, DVS
<b>Insulation</b>	Underfloor, ceiling
<b>Water heating</b>	Electric

## Education

<b>Early childhood</b>	Woolston Preschool
<b>Primary</b>	Opawa School
<b>Secondary</b>	Te Aratai College



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



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- 🏠 **57 properties sold** in the past 12 months
- 🕒 **27** median days on market

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- ✓ **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.



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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

