

A photograph of a modern, single-story house with a large, covered wooden deck. The deck is furnished with a dark blue wicker sofa and two armchairs, all with patterned cushions. The house has large glass windows and a white brick wall. The deck is elevated and has a curved stone path leading to it. The house is surrounded by a green lawn and a dark wooden fence. The sky is blue with some clouds.

GRIFFIOEN.

20 DONCASTER STREET
SOCKBURN



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ONE HOME. TWO WAYS TO LIVE.

 4  1  1  150 m²  607 m²

Someone put in the hours. You get the keys.

The interior is modern and clean — new kitchen opening to the dining area, a separate lounge, updated bathroom, and an upgraded laundry with additional cabinetry. New floor coverings throughout, new wiring, insulated underfloor and ceiling, extensive double glazing and a heat pump for year-round comfort.

The result is a home that feels fresh from the moment you walk in.

The floor plan is where this property earns its headline. The separate lounge can stay exactly that — or close it off and gain a fourth bedroom. A young family might want the extra living space now and the extra bedroom later. An investor sees a home that works for a wider pool of tenants. Either way, the layout doesn't box you in.

Outside, the established 607m² section has real room to breathe. Space for kids to run, a dog to patrol the perimeter, and enough lawn to feel like a proper backyard without consuming your weekends.

WELCOME.

- New kitchen opening to dining, separate lounge
- New bathroom and upgraded laundry with additional cabinetry
- New floor coverings throughout
- New wiring, ceiling and underfloor insulation
- Extensive double glazing
- Flexible layout: 3 bed, 2 living or 4 bed, 1 living

Tucked into a quiet Sockburn street with quick access to key arterial routes, the University, and the Airport — well-located without making a fuss about it. Zoned for Riccarton and Avonhead primary schools and Riccarton High, with St Thomas's and Villa Maria College within biking distance.

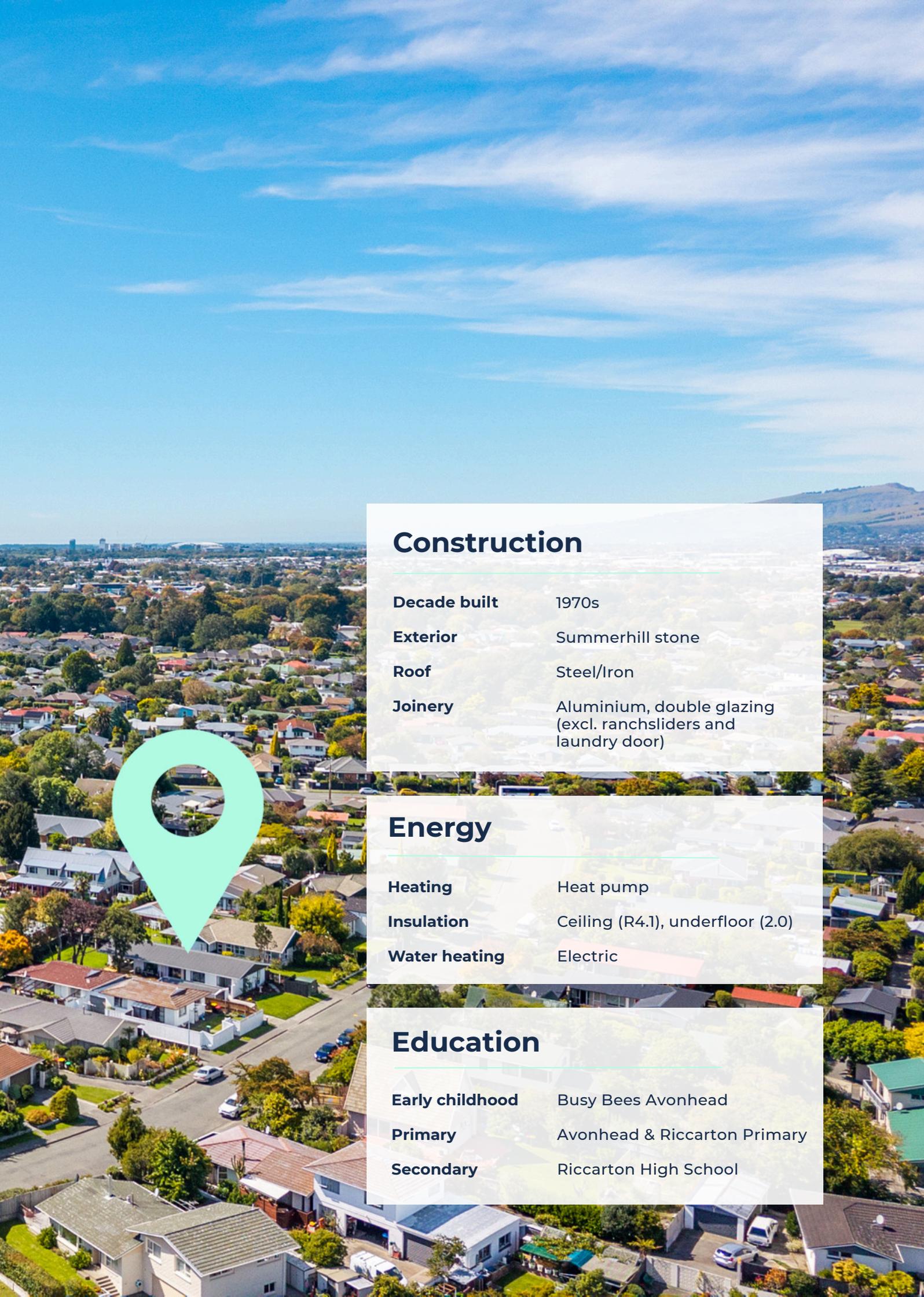
AUCTION ON SITE
SATURDAY 11 APRIL 2026 AT 3:30 PM
(UNLESS SOLD PRIOR)

Legals

Land area	607 m ²
Floor area	150 m ²
Tenure	Freehold
Rateable value	\$760,000
Land value	\$410,000
Improvements value	\$350,000
Rates	\$3,988.78
Council zone	Residential Suburban
Technical category	TC1

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Construction

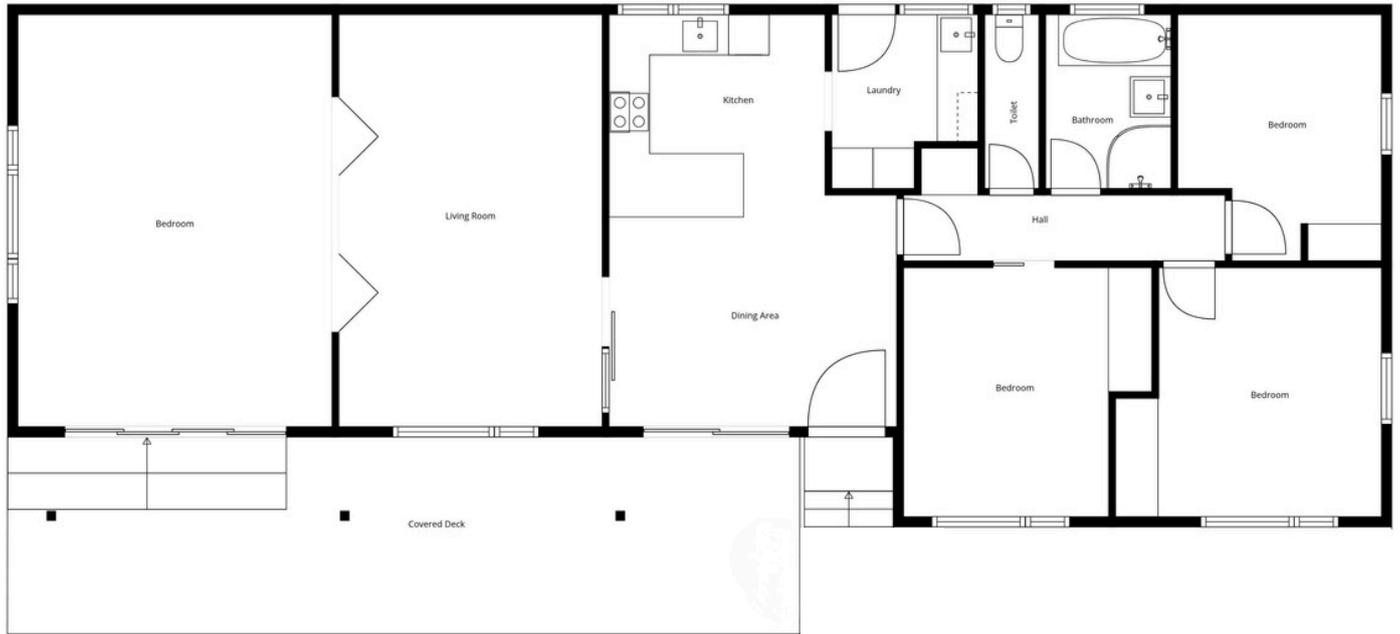
Decade built	1970s
Exterior	Summerhill stone
Roof	Steel/Iron
Joinery	Aluminium, double glazing (excl. ranchsliders and laundry door)

Energy

Heating	Heat pump
Insulation	Ceiling (R4.1), underfloor (2.0)
Water heating	Electric

Education

Early childhood	Busy Bees Avonhead
Primary	Avonhead & Riccarton Primary
Secondary	Riccarton High School



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



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