

GRIFFIOEN.



52A MARRIOTT'S ROAD
NORTH NEW BRIGHTON



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THE RETIREMENT VILLAGE WON'T PAY ITSELF!

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When mum moved into a retirement village, the kids decided to get to work.

New kitchen. New bathroom. New floors. Fresh paint throughout. They didn't cut corners and they didn't do it halfway. The result is a home that feels genuinely updated from the moment you walk in.

Two bedrooms. One bathroom. Single internal access garage. A private, easy-care garden that you'll actually use without it taking over your weekends. The heat pump keeps things comfortable year-round.

There's nothing to do here. Nothing to budget for. Just move in.

For first-home buyers, this is a clean start without the renovation burden. For those looking to simplify, the low-maintenance section and single-level living make everyday life genuinely easier.

WELCOME.

The location delivers. QEII Recreation Centre is close by. Travis Road shops handle the day-to-day. Bus routes are a short stroll away. And New Brighton Beach is a 15 minute walk or a five minute bike ride when you want salt air and open space.

The kids have done the work, made the decision, and are ready to hand over the keys. This is selling on auction day. Don't be the person who missed it.

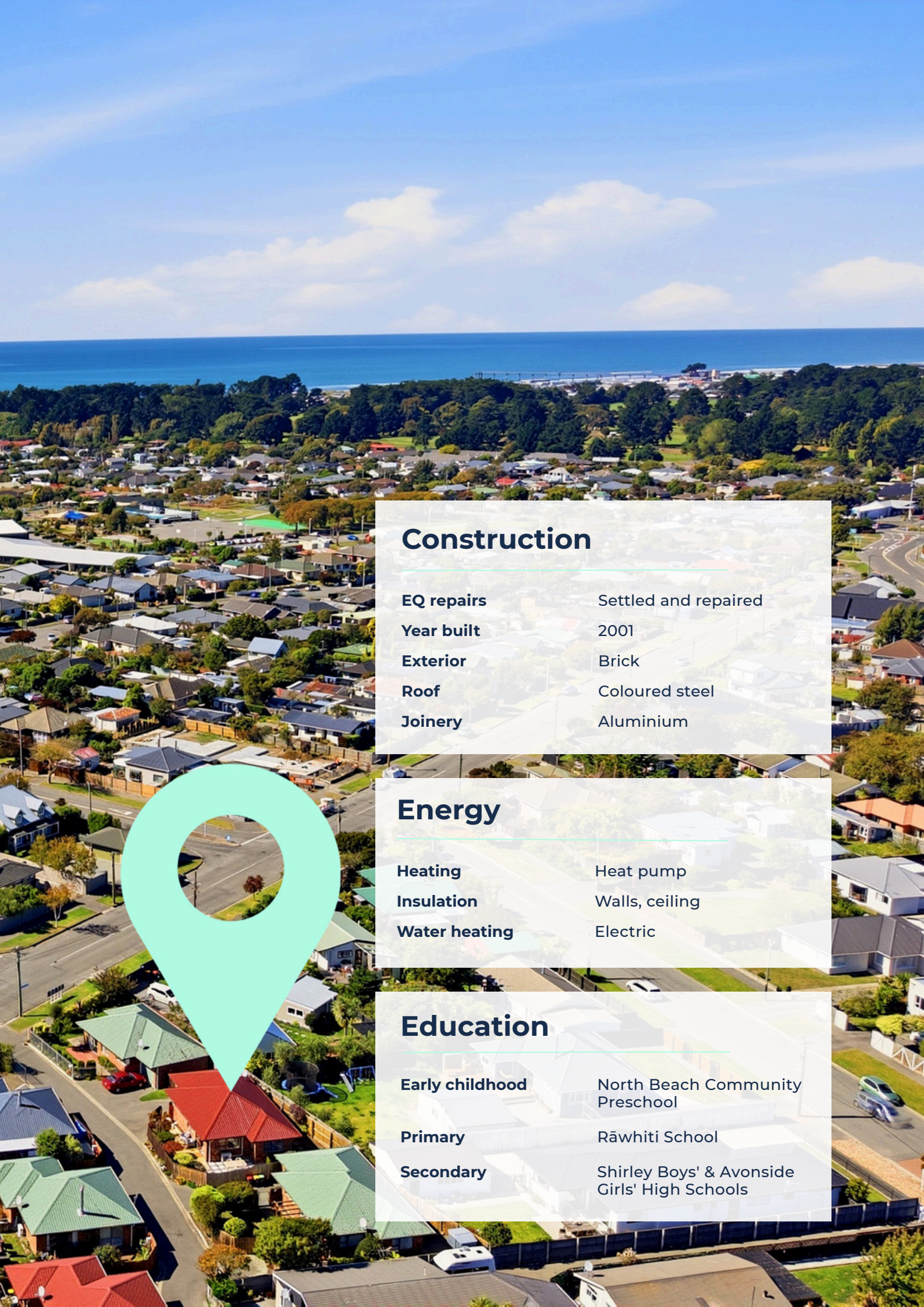
**AUCTION ON SITE
SATURDAY 18 APRIL AT 3:30 PM
(UNLESS SOLD PRIOR)**

Legals

Tenure	Unit title
Rateable value	\$495,000
Land value	\$220,000
Improvements value	\$275,000
Rates	\$3,091.07
Council zone	Residential Suburban
Technical category	TC3

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Construction

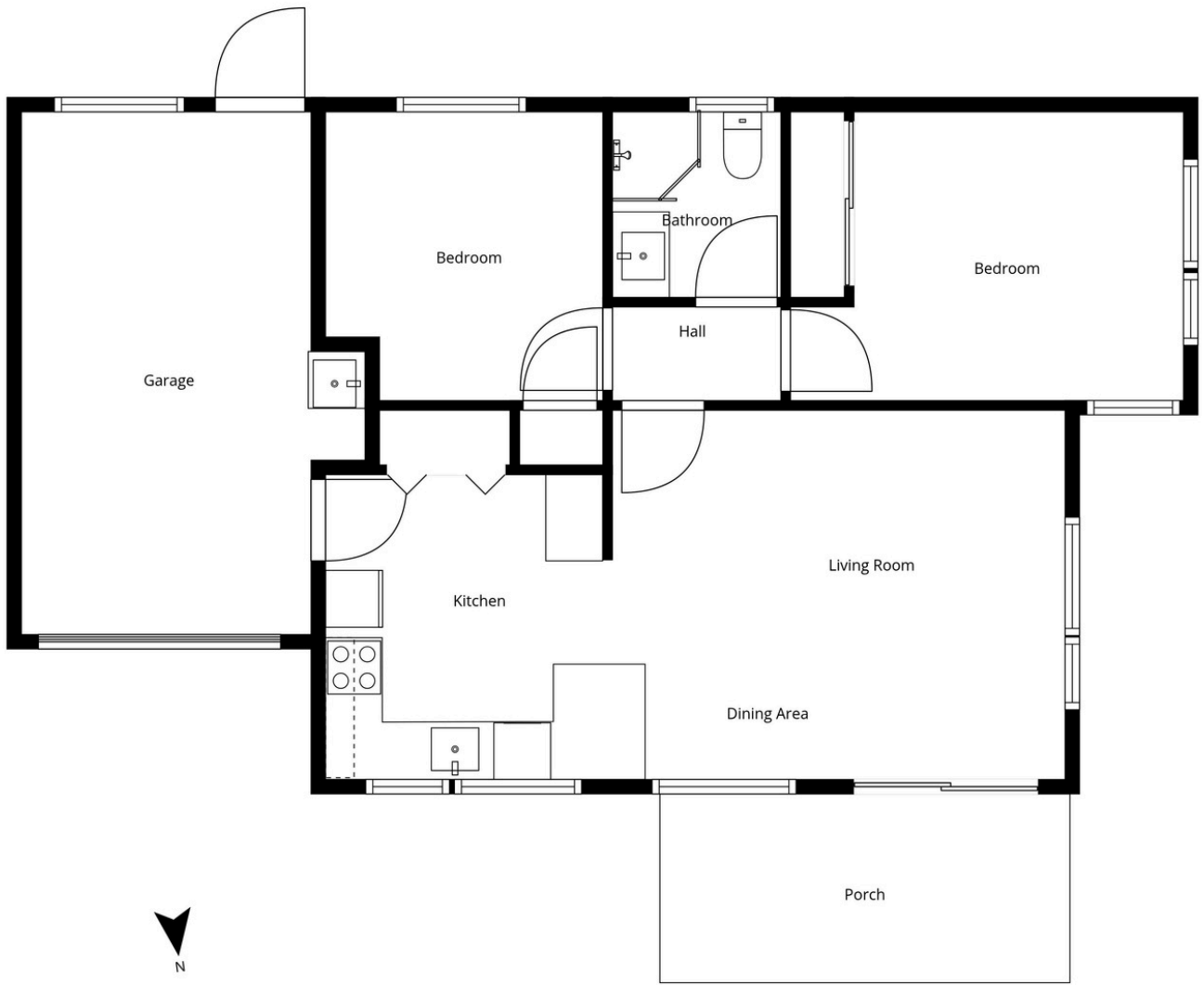
EQ repairs	Settled and repaired
Year built	2001
Exterior	Brick
Roof	Coloured steel
Joinery	Aluminium

Energy

Heating	Heat pump
Insulation	Walls, ceiling
Water heating	Electric

Education

Early childhood	North Beach Community Preschool
Primary	Rāwhiti School
Secondary	Shirley Boys' & Avonside Girls' High Schools



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



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