

GRIFFIOEN.



3 LEXINGTON PLACE
SHIRLEY



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BIG BONES. BLANK CANVAS.

 5  1  2  245 m²  619 m²

245 square metres of house. 619 square metre north-facing section. Quiet cul-de-sac inside the Fairway Park subdivision. For the right buyer, this is exactly the kind of property that doesn't come up often enough.

The owner is downsizing and has made their position clear — this is selling. Their expectations reflect the work ahead and the cladding type. What they don't discount is the size, the land, or the location.

The floor plan works hard for a family. Downstairs, a large living room, separate dining area, kitchen, laundry, and one bedroom. Upstairs, four more bedrooms including the primary, a wide central hallway, and scope to add a second bathroom as part of any renovation. Sleeping accommodation is well separated from the living spaces — which is exactly what you want with a busy household.

The double garage is oversized — room for vehicles, a workshop, and storage that doesn't require a compromise.

Fairway Park is one of Shirley's better-kept secrets. Meandering streets, reserves between properties, and larger family homes throughout. The Christchurch Golf Course is a short walk away. Horseshoe Lake Reserve and The Palms are both close by.

WELCOME.

This is the kind of address that rewards people who can see past the surface.

- Five bedrooms, two separate toilets
- Oversized double garage with internal access
- Heat pump
- Walls ceiling insulation
- Freehold, 619m² north-facing section
- Quiet cul-de-sac within the Fairway Park subdivision
- Building report available, no elevated moisture readings at time of inspection
- Zoned for Waitākiri Primary School

The price reflects the work. The address rewards the effort.

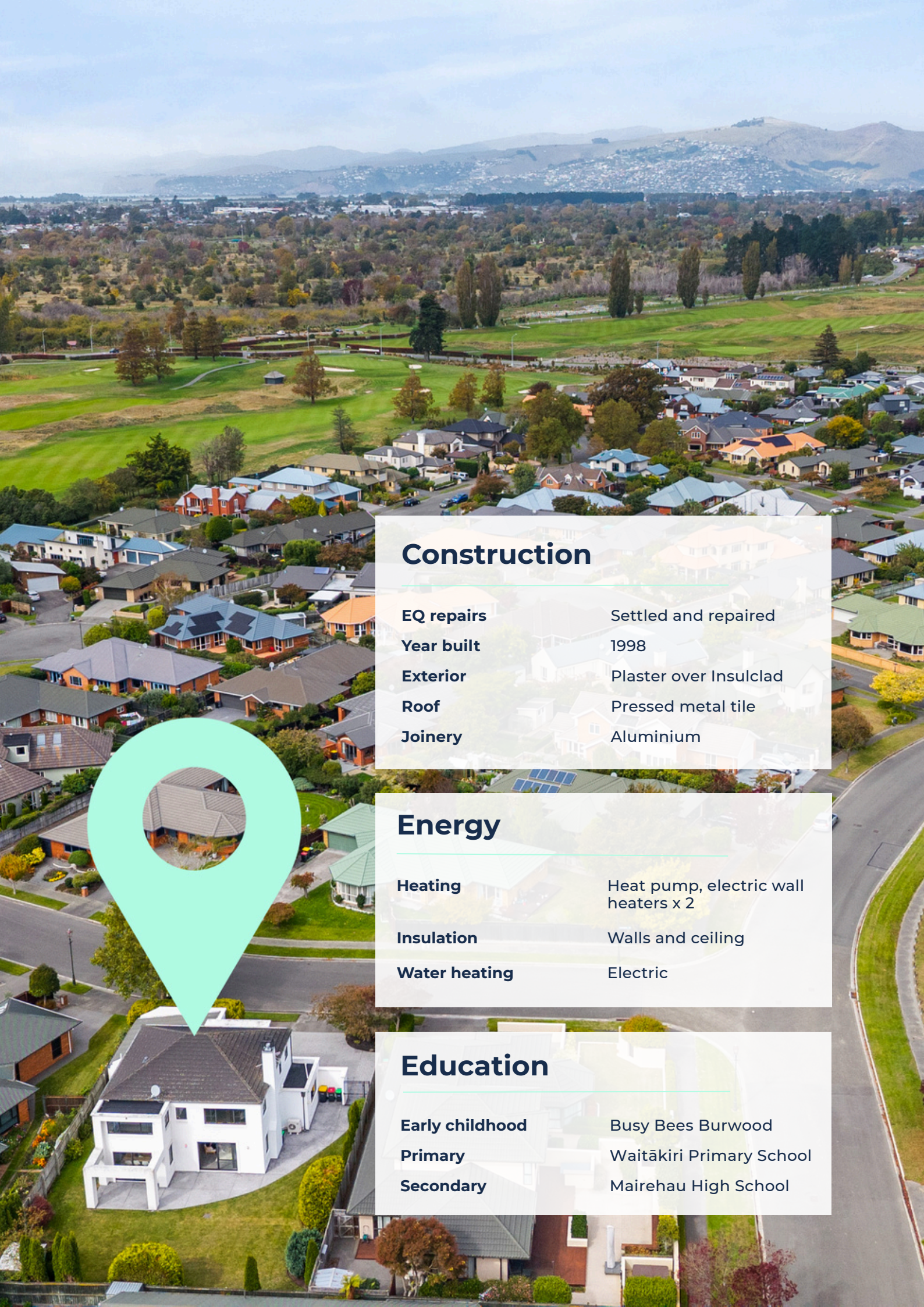
AUCTION ON SITE
SATURDAY 2 MAY 2026 AT 3:30 PM
(UNLESS SOLD PRIOR)

Legals

Land area	619 m ²
Floor area	245 m ²
Tenure	Freehold
Rateable value	\$870,000
Land value	\$410,000
Improvements value	\$460,000
Rates	\$5,188.65
Council zone	Residential Suburban
Technical category	TC2

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Construction

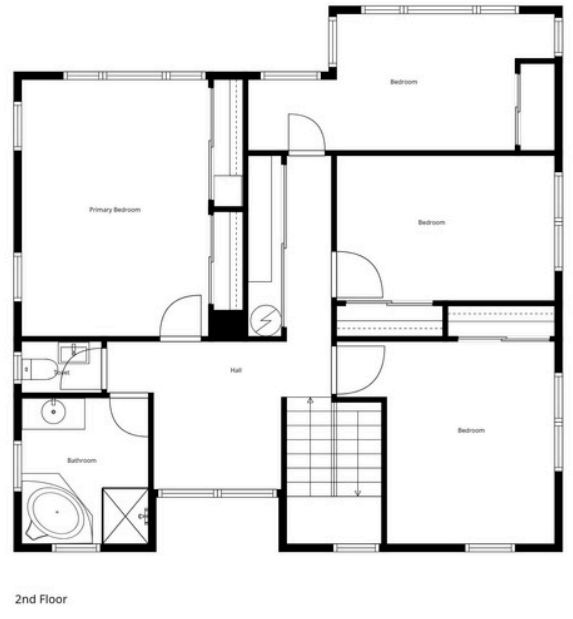
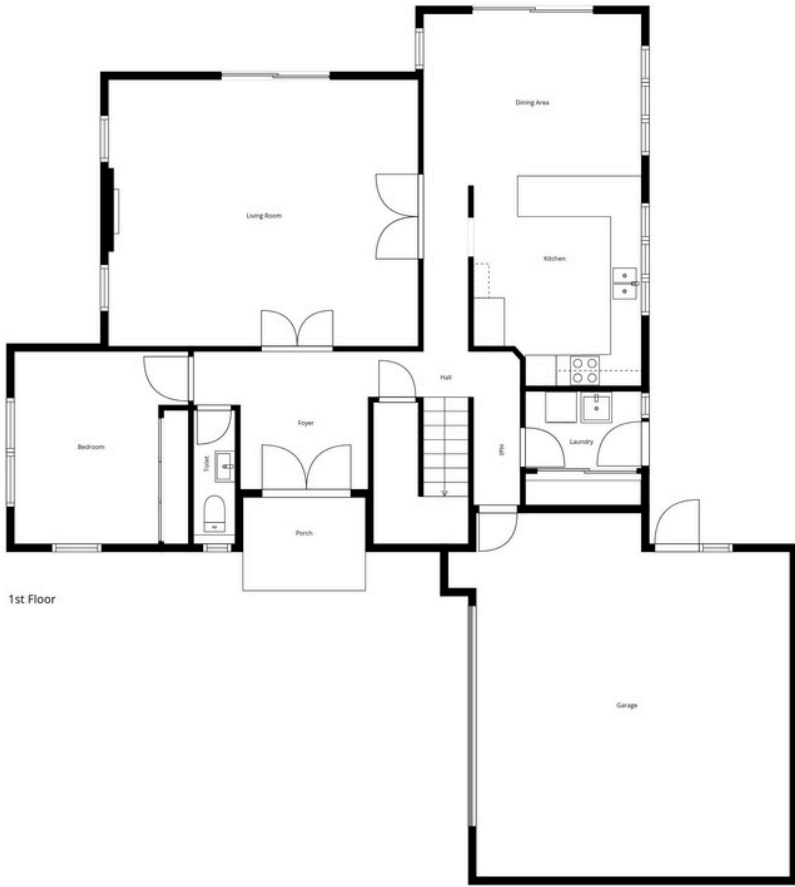
EQ repairs	Settled and repaired
Year built	1998
Exterior	Plaster over Insulclad
Roof	Pressed metal tile
Joinery	Aluminium

Energy

Heating	Heat pump, electric wall heaters x 2
Insulation	Walls and ceiling
Water heating	Electric

Education

Early childhood	Busy Bees Burwood
Primary	Waitākiri 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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