

GRIFFIOEN.








241 LAKE TERRACE ROAD
SHIRLEY



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A HOME WITH SERIOUS SIDE HUSTLES

 3  1  2  112 m²  809 m²

The owners have bought. Now they need this one sold.

Step inside and you'll see why they loved it. Native timber floors run through the kitchen, laundry, and hallway. A renovated bathroom with a fully tiled shower and bath set in a tiled plinth. French doors opening onto a north-facing deck. A wood burner, two heat pumps, and a DVS system keeping things warm, dry, and free of condensation year-round.

Three bedrooms — all with built-in storage. A home that's ready to move into.

But walk out the back and the property changes register entirely.

Out back, there's a powered cabin separate from the house. Whether you work from home, run a business, or just need somewhere to contain your hobbies — it's a dedicated space that earns its keep.

Then there's the garage. Separate from the house, double-sized, with a mechanic's pit, attached workshop, and 15-amp power. The kind of setup serious enthusiasts spend years looking for.

WELCOME.

Raised from the street and setback from the road, the position gives you a natural vantage point over the neighbourhood without sacrificing privacy.

Horseshoe Lake Reserve is close for walks, runs, and weekend time outside. Christchurch Golf Course is just around the corner. The Palms and Home Base take care of everyday shopping — both within easy reach.

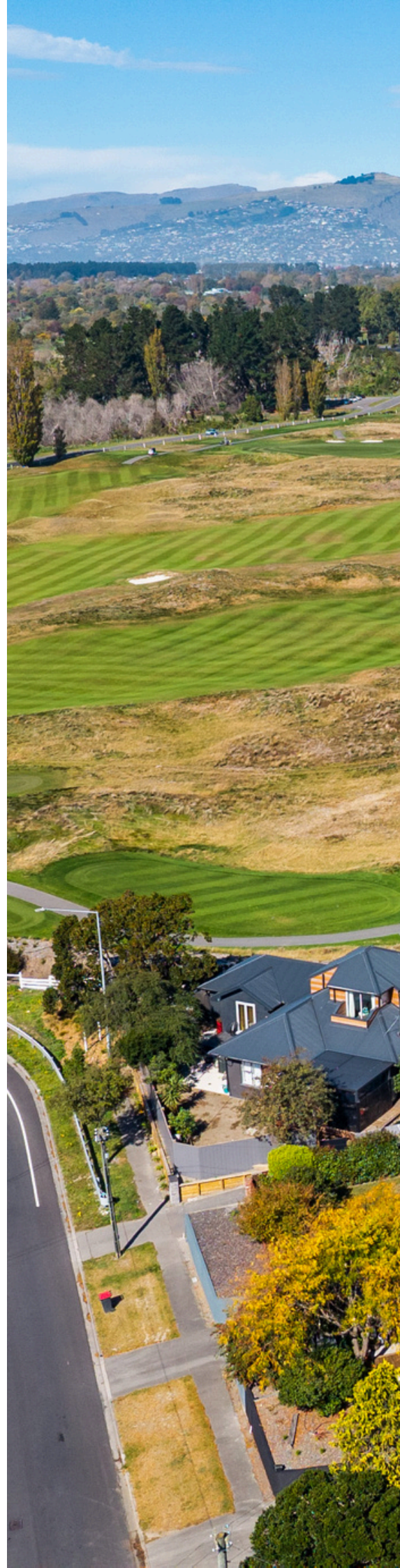
Everything you need under one roof, and then some.

AUCTION ON SITE
SATURDAY 2 MAY 2026 AT 2:00 PM
(UNLESS SOLD PRIOR)

Legals

Land area	112 m ²
Floor area	809 m ²
Tenure	Freehold
Rateable value	\$675,000
Land value	\$380,000
Improvements value	\$295,000
Rates	\$4,124.79
Council zone	Medium Density Residential
Technical category	TC2

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Construction

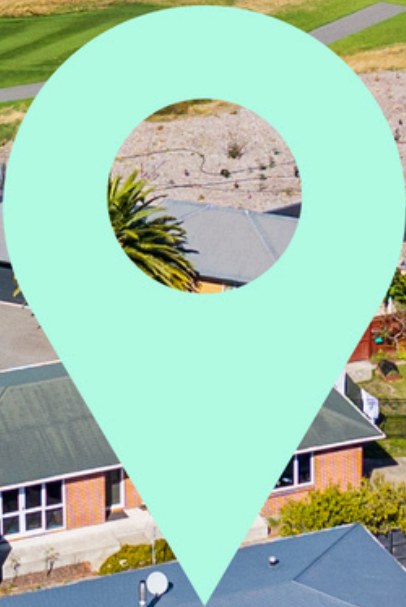
EQ repairs	Settled and repaired
Year built	1960
Exterior	Brick
Roof	Iron
Joinery	Timber

Energy

Heating	Wood burner, heat pump x2
Insulation	Ceiling, underfloor and partial wall insulation
Water heating	Bottled gas

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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WHAT DO YOU THINK ABOUT THE PROPERTY?

Scan the QR Code to answer our quick survey

