

# 41 MACKENZIE AVENUE WOOLSTON

## THE OPPORTUNITY IS IN THE GAP

 3  1  94 m<sup>2</sup>  388 m<sup>2</sup>

**AUCTION ON SITE**  
**FRIDAY 8 MAY 2026 AT 12 NOON**  
**(UNLESS SOLD PRIOR)**

Yes, this one needs some work.  
It's the paperwork and foundations that  
need attention.

Three bedrooms, one bathroom.  
Plus an unconsented enclosed room and a  
separate unconsented bathroom already in place.

The foundation repairs are substandard.  
An inspection report is available — no surprises.

Estimated renovated value \$620,000 – \$650,000  
The gap between today's price and that number is  
where the opportunity lives.

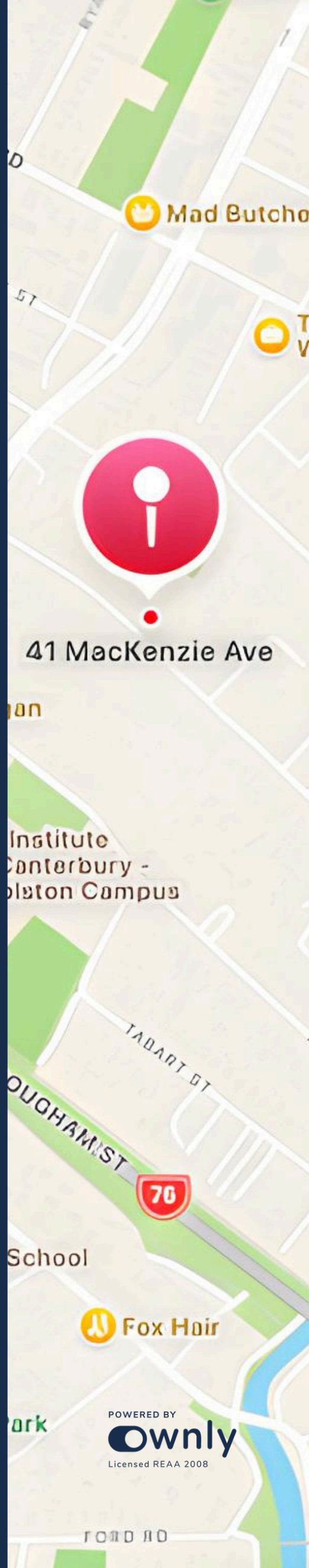
The location does its part too.  
The Tannery is close by. The Port Hills and Sumner  
beach are both within easy reach.  
Woolston is the kind of suburb people don't leave  
in a hurry.

This one is for the builder, the tradie, or the  
experienced renovator who knows how to read a  
spreadsheet before picking up a hammer.



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particulars

# GRIFFIOEN.



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## Legals

Land area	388 m <sup>2</sup>
Floor area	94 m <sup>2</sup>
Tenure	Freehold
Rateable value	\$555,000
Land value	\$275,000
Improvements value	\$280,000
Rates	\$3,499.14
Council zone	Medium density residential zone
Technical category	TC2

## Education

Early childhood	Abacus Montessori
Primary	Te Waka Unua School
Secondary	Te Aratai College

## Construction

EQ repairs	EQ repairs
Year built	1920
Exterior	Roughcast
Roof	Steel
Joinery	Timber

## Energy

Heating	Heat pump
Insulation	Floor and ceiling
Water heating	Electric

## WHAT DO YOU THINK ABOUT THE PROPERTY?

Scan the QR Code to answer our quick survey



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