

# GRIFFIOEN.



18 HEATHGLEN AVENUE  
PARKLANDS



Scan the QR code to access reports and sale particulars



# ROOM TO GROW. SPACE TO STAY.

 5  1  2  170 m<sup>2</sup>  643 m<sup>2</sup>

Some homes just make sense for where you're at in life.

You need more bedrooms. You want a backyard the kids can actually use. You'd rather not compromise on schools. And you'd like to buy well without stretching yourself thin.

This is that home.

Five bedrooms on a 643m<sup>2</sup> section in Parklands, with a separate lounge and dining and a north-facing backyard that gets the sun from morning through to evening. The living areas open straight out to it. The section is ready for whatever your family wants to do with it.

Upstairs, two double bedrooms sit alongside a single — handy now as an office or storage, and a reasonable case for adding a second bathroom down the track when the time is right.

The practical stuff is sorted. Heat pump, underfloor heating in the bathroom, partial double glazing, and a separate double garage.

# WELCOME.

- Separate lounge and dining
- Heat pump
- Bathroom underfloor heating
- Partial double glazing
- Separate double garage
- North-facing backyard

Queenspark Primary, Avonside Girls', and Shirley Boys' are all zoned for this address. Bottle Lake Forest and Travis Wetlands are close by. The beach is a bike ride away. Shops and the library are just down the road.

This is a practical buy in a suburb that rewards it.

**DEALDINE SALE**  
**WEDNESDAY 20TH MAY AT 12 NOON**  
**(UNLESS SOLD PRIOR)**

## Legals

<b>Land area</b>	643 m <sup>2</sup>
<b>Floor area</b>	170 m <sup>2</sup>
<b>Tenure</b>	Freehold
<b>Rateable value</b>	\$680,000
<b>Land value</b>	\$350,000
<b>Improvements value</b>	\$330,000
<b>Rates</b>	\$4,260.82
<b>Council zone</b>	Residential Suburban
<b>Technical category</b>	TC3

*Privacy Statement: We collect your details to keep a security record, keep you in the loop about this property, share other properties that might suit you, and touch base about our sales and marketing services. We won't sell your information, and we'll only use it for these purposes.*





## Construction

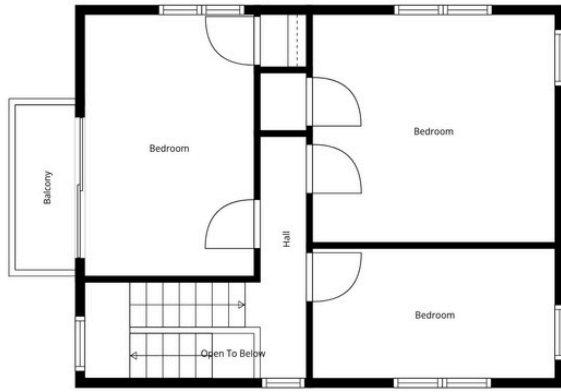
<b>EQ repairs</b>	Repaired and settled
<b>Year built</b>	1974
<b>Exterior</b>	Summerhill stone and fibre cement board
<b>Roof</b>	Decramastic
<b>Joinery</b>	Aluminium, double glazing on ground floor (excl. dining room)

## Energy

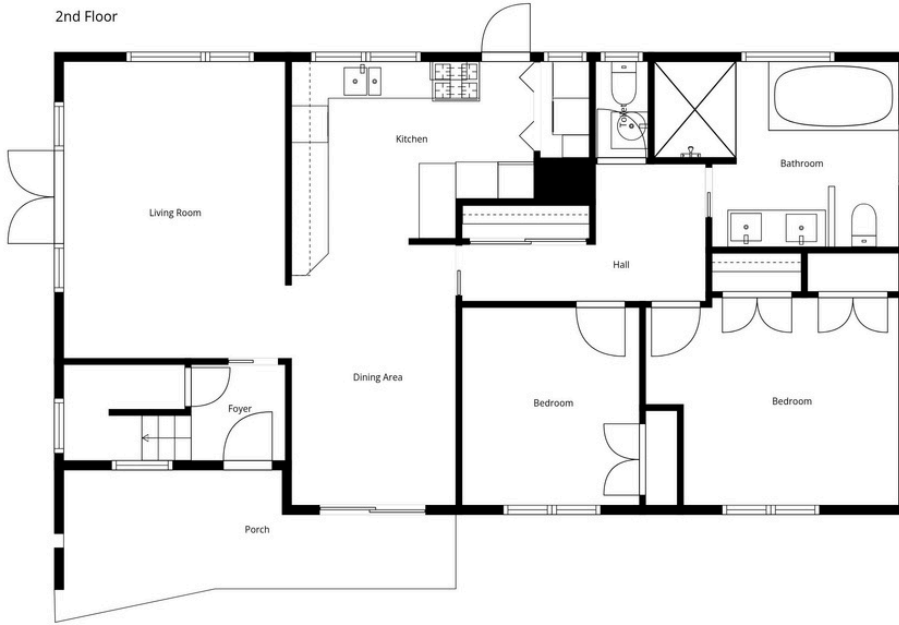
<b>Heating</b>	Heat pump, bathroom underfloor heating
<b>Insulation</b>	Ceiling, first floor walls
<b>Water heating</b>	Electric

## Education

<b>Early childhood</b>	BestStart Parklands
<b>Primary</b>	Queenspark Primary
<b>Secondary</b>	Avonside Girls' & Shirley Boys' High Schools



2nd Floor



1st Floor

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



# STRAIGHT TALK. FAIR FEES. REAL RESULTS.

- ★ **160+ 5-star** reviews on Rate My Agent
- 🏠 **53 properties sold** in the past 12 months
- 🕒 **25** median days on market

If you've been burned by high fees or big promises, you'll like how we work.

- ✓ **Straight-up appraisals** – based on facts, data, and context — not inflated numbers to win your listing.
- ✓ **A marketing plan that works** – designed to give your property every chance to sell, not just tick boxes.
- ✓ **Full visibility, in real time** – see interest in your property as it happens, so you're never left wondering.
- ✓ **Spend where it counts** – competitive commission options so you can invest into marketing and presentation.



SCAN TO REQUEST A  
MARKET PRICE UPDATE



# GRIFFIOEN.



## CALEB GRIFFIOEN

OWNER & LICENSED SALES CONSULTANT

☎ 0276 370 231  
✉ [caleb@griffioen.nz](mailto:caleb@griffioen.nz)



## JACK COOK

SALES ASSOCIATE

☎ 022 380 1889  
✉ [jack@griffioen.nz](mailto:jack@griffioen.nz)

---

## WHAT DO YOU THINK ABOUT THE PROPERTY?

Scan the QR Code to answer our quick survey

