



PARK LANE

23 RICHMOND AVENUE, NELSON



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Houlker Residence

Invest in a piece of Nelson's past — and future. Perched in a coveted dress-circle location, this landmark 1922 William Houlker villa occupies a rare 1867m² elevated site with sweeping views across the city, harbour and Tasman Bay.

Rich in heritage and presence, the home offers an increasingly scarce opportunity to secure a substantial landholding in one of Nelson's most prestigious inner-city settings. Beautiful character features remain throughout, while the generous floorplan provides immediate comfort and flexibility with four spacious bedrooms, dual living areas and a light-filled sunroom.

Whether your vision is to enhance and restore the elegance of this historic residence, create a private family sanctuary, or explore subdivision or redevelopment potential (subject to council approval), the possibilities here are exceptional.

Large sites of this scale within central Nelson are becoming increasingly difficult to secure. Positioned moments from leading schools, colleges, cafes, the CBD and scenic walking tracks, the location combines convenience, elevation and long-term value.

A rare offering with immediate possession available — so many possibilities, endless potential.



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PROPERTY INFORMATION

Property Details

PRICE	PRICE BY NEGOTIATION
BEDROOMS	4
BATHROOMS	1
FLOOR AREA	267m ²
LAND	1867m ²

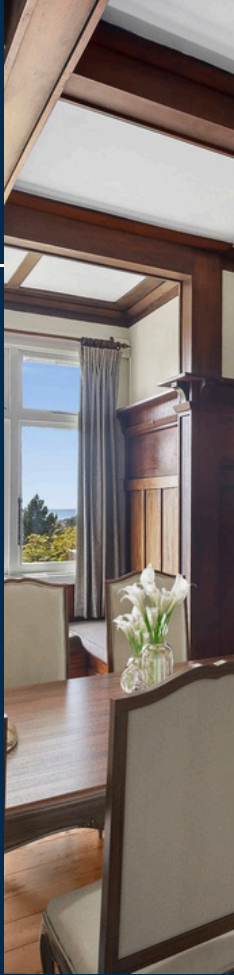
Legal & Council

LEGAL DESCRIPTION

LOCATION	23 Richmond Avenue Nelson
LEGAL DESCRIPTION	<u>PT LOT 1 DP 2190 -INT IN R/W</u>
CERTIFICATE OF TITLE	DP 411705 & DP 16926
ESTATE	Freehold
LAND AREA	1867m ² (more or less)

COUNCIL & RATES

TERRITORIAL AUTHORITY	Nelson City Council
ZONE	Residential Zone C
RATING VALUATION	\$1,750,000
RATES	\$8997.90 per annum (NCC)







ABOUT US



Park Lane delivers premium expertise, considered care, and a level of dedication reserved for Nelson's finest homes. Success in the upper-tier market requires focus and specialist capability, and we operate with a standard of execution that reflects the expectations of discerning clients and the calibre of the properties we represent.

Sharron, Brand Owner and Luxury Property Advisor, leads the business with a results-driven, client-first philosophy. Her career is defined by securing outcomes that genuinely elevate her clients' quality of life. With refined market insight, an intuitive understanding of premium buyer behaviour, and a disciplined approach to strategy and negotiation, she ensures every property is positioned with purpose and precision.

Sharron's process is meticulously tailored, designed to navigate the complexities of high-value real estate and maximise the potential of each home she brings to market.

At Park Lane, clients benefit from a curated, boutique approach underpinned by forward-focused marketing, specialist knowledge of the premium segment, and an unwavering commitment to quality at every touchpoint.

Your property isn't simply listed, it's showcased in a way that amplifies its strengths and outperforms in-market expectations.

Enquire with Park Lane today to activate a more sophisticated and strategically led property journey.



Sharron Wetere
LUXURY PROPERTY ADVISOR

021 350 106
sharron@park-lane.co.nz
park-lane.co.nz



021 350 106 | sharron@park-lane.co.nz | park-lane.co.nz

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