

GRIFFIOEN.



9 GUYON STREET
MARSHLAND



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YOUR ADMISSION TO PRESTONS PARK

 3  2  2  188 m²  493 m²

Saturday morning. Coffee in hand, Weekend Press open, sun already warming the patio. This is what you were looking for.

Whether you're a young family planting roots, a professional couple upgrading to something you'll actually want to come home to, or a downsizer who refuses to sacrifice space or a double garage — this one was built for you.

The covered patio faces north-northwest, pulling in sun for the better part of the day — the kind of aspect that earns its keep in a Canterbury winter. Walk-in pantry, induction cooktop, dishwasher — everything where it should be, nothing you need to add. The second living area pulls its weight: a room for the kids, a proper home office, a quiet retreat. Your call.

- 3 bedrooms, 2 bathrooms including ensuite
- 2 living areas
- Double internal access garage
- Established section, covered patio
- Balance of the 10-Year Halo Residential Guarantee available to transfer

The owners love this neighbourhood so much they've purchased just around the corner. That says more than any listing description can.

WELCOME.

Prestons Park is the kind of place where you bump into your neighbours walking the dogs or watching the kids tear up the footpath on their trikes. Local shops at the corner, Marshland Primary in zone, Bottle Lake Forest and Travis Wetlands on your doorstep, and the beach a short drive when the mood strikes.

Legals

Land area	493 m ²
Floor area	188 m ²
Tenure	Freehold
Rateable value	\$920,000
Land value	\$410,000
Improvements value	\$510,000
Rates	\$5,515.29
Council zone	Residential New Neighbourhood

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Construction

Year built	2020
Exterior	Brick
Roof	Long run
Joinery	Aluminium, double glazed

Energy

Heating	Heat pump, wall heater
Ventilation	SmartVent positive pressure system
Insulation	Walls and ceiling
Water heating	Electric

Education

Early childhood	Little Blue Penguin Prestons Preschool
Primary	Te Rito Harakeke - Marshland 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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- 🏠 **54 properties sold** in the past 12 months
- 🕒 **25** median days on market

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- ✓ **Straight-up appraisals** – based on facts, data, and context — not inflated numbers to win your listing.
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- ✓ **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.



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GRIFFIOEN.



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