

GRIFFIOEN.



191B WESTMINSTER STREET
MAIREHAU



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EVERYTHING YOU WANTED IN A HOUSE. FOUND IN A FLAT.

 3  1  2  120 m²

If standalone houses in this part of Christchurch keep slipping through your fingers, stop and look at this.

Three bedrooms. Double garage. And a large, north-facing backyard that most standalone homes would be proud of. On a flat. In a popular inner-north suburb. At a price point that makes sense.

Inside is comfortable and ready to go. Three bedrooms, modern kitchen, updated bathroom, heat pump, and full insulation. Walk in and start living.

Outside is where this one earns its headline. The backyard is large, north-facing, and private. Step directly out from the living area into a fully fenced garden that catches the sun from morning through to late afternoon. Space for kids, a dog, a vegetable garden, or just somewhere to actually be on a weekend afternoon. It's the kind of outdoor space that usually comes with a standalone price tag.

And the double garage is a rarity for a flat of this age.

- Three bedrooms
- Modern kitchen and updated bathroom
- Heat pump, underfloor and ceiling insulation
- Double attached garage
- Direct outdoor access to large, north-facing, fully fenced backyard

WELCOME.

Mairehau is well connected and increasingly popular. Sunshine Corner Market at one end of the street, Origin Cafe at the other. Christchurch Park just down the road for Saturday sport.

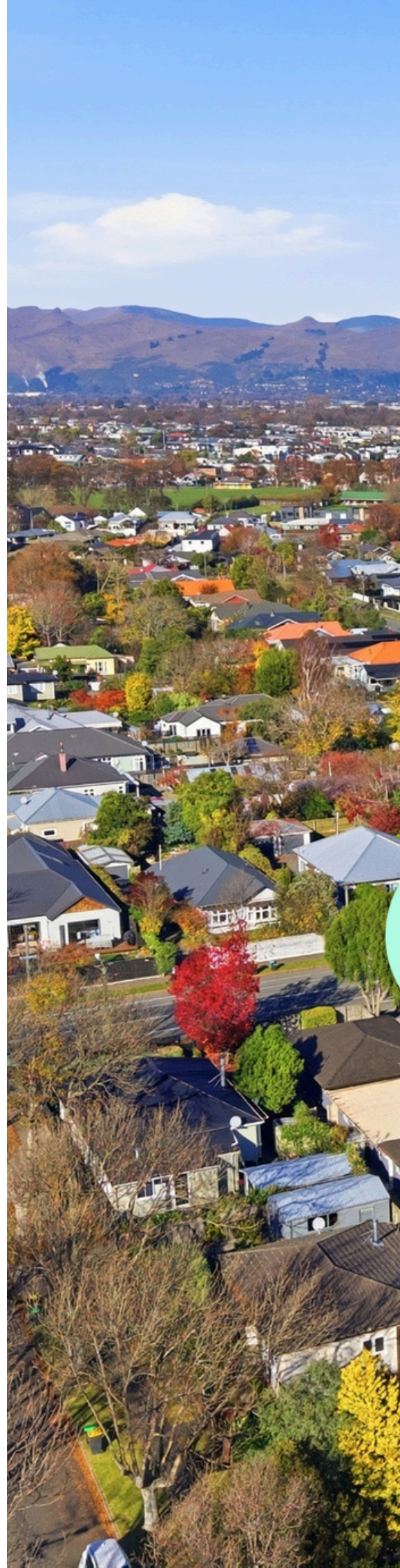
More space, more sun, more garage than you'd expect. And the owners have made their call.

AUCTION ON SITE
SATURDAY 20 JUNE 2026 AT 3:30 PM
(UNLESS SOLD PRIOR)

Legals

Floor area	120 m ²
Tenure	Cross Lease
Rateable value	\$510,000
Land value	\$320,000
Improvements value	\$190,000
Rates	\$3,227.11
Council zone	Residential Suburban
Technical category	TC2

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Construction

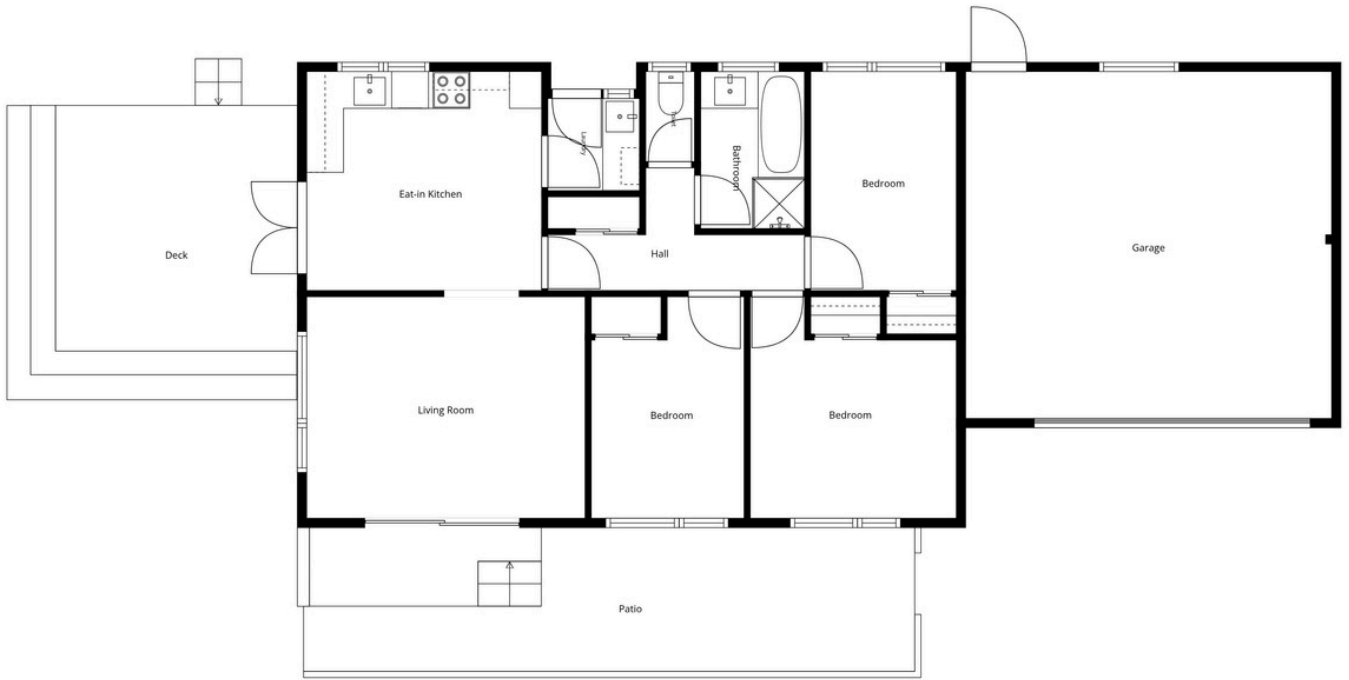
EQ claims	Settled and repaired
Year built	1977
Exterior	Brick
Roof	Tile
Joinery	Aluminium

Energy

Heating	Heat pump
Insulation	Ceiling
Water heating	Electric

Education

Early childhood	St Albans Preschool
Primary	Mairehau 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?

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