

# GRIFFIOEN.



191A WESTMINSTER STREET  
MAIREHAU



Scan the QR code to access reports and sale particulars



# MORE THAN MOST FLATS OFFER

 2  1  2  110 m<sup>2</sup>

Most flats make you choose.  
Storage or a garden.  
Parking or privacy.  
This one doesn't.

191A Westminster Street has been updated throughout and is ready the moment you are. Modern kitchen. Renovated bathroom. Heat pump. Underfloor and ceiling insulation. Move in and make it yours.

The lounge is large and light-filled, opening through to a conservatory that works year-round. The separate dining area connects directly to the deck and garden, so summer evenings have somewhere to land. Two bedrooms, both with built-in storage. A bathroom that feels fresh, with a full bath and separate shower.

And then there's the garage. A double, attached. In a flat. That alone sets this apart from most of what you'll find in this price range.

- Modern kitchen and renovated bathroom
- Heat pump, underfloor and ceiling insulation
- Two bedrooms with built-in storage
- Deck and direct access to secure garden
- Double garage
- 110m<sup>2</sup> approx floor area

# WELCOME.

Mairehau is well connected and increasingly popular. Westminster Street covers the basics well — Sunshine Corner Market at one end for fresh fruit and vegetables, Origin Cafe at the other for specialty coffee and a vegan menu. Christchurch Park is just down the road for Saturday sport.

**DEADLINE SALE**  
**WEDNESDAY 10 JUNE 2026 AT 12 NOON**  
**(UNLESS SOLD PRIOR)**

## Legals

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<b>Floor area</b>	110 m <sup>2</sup>
<b>Tenure</b>	Cross Lease
<b>Rateable value</b>	\$475,000
<b>Land value</b>	\$285,000
<b>Improvements value</b>	\$190,000
<b>Rates</b>	\$3,036.66
<b>Council zone</b>	Residential Suburban
<b>Technical category</b>	TC2

*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

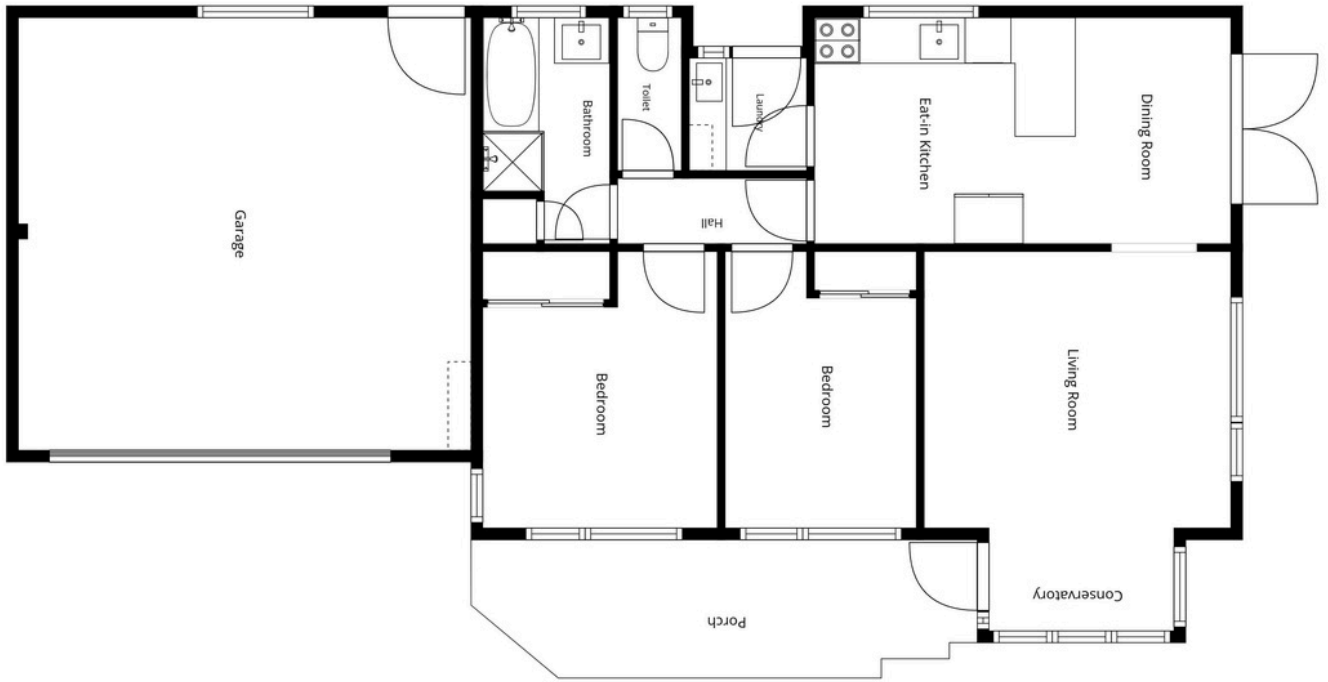
EQ repairs	Settled and repaired
Year built	1977
Exterior	Brick
Roof	Tile
Joinery	Aluminium

## 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.



# STRAIGHT TALK. FAIR FEES. REAL RESULTS.

- ★ **174+ 5-star** reviews on Rate My Agent
- 🏠 **56 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**



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## CALEB GRIFFIOEN

OWNER & LICENSED SALES CONSULTANT

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## WHAT DO YOU THINK ABOUT THE PROPERTY?

Scan the QR Code to answer our quick survey

