

GRIFFIOEN.



76A MEMORIAL AVENUE
ILAM



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DESIGNED TO STAND OUT. BUILT TO LAST.

 3  1  2

Walking distance to UC. Zoned for three of the city's most sought-after schools. In one of Christchurch's most tightly held suburbs.

This is the kind of Ilam address that rarely comes up — and when it does, it tends to move quickly.

The home itself adds considerably to the case. Designed by Christchurch architect David Allen in the 1970s, it carries the hallmarks of his work — round windows, exposed character details, and a layout that's smarter than its era suggests. At around 150m², it uses its floor area well across two levels.

The kitchen has been renovated to a high standard. Stone benchtops and white soft-close cabinetry. The living and dining area connects naturally to the deck through dark-framed sliding doors — the kind of setup that makes everyday life easy.

All three bedrooms are upstairs, including one with a study nook, built-in wardrobes, and a corner wrap-around window that catches the afternoon sun.

Outside, the timber deck leads to a large fully fenced north-facing garden. Concrete block walls and an established hedge border give the rear yard real privacy. A single garage and covered carport handle parking.

WELCOME.

- Architect-designed, David Allen & Associates, c.1973
- Approximately 150m² across two levels
- HRV system and heat pump
- Single garage, covered carport + off-street parking
- Zone for Burnside, Christchurch Boys' and Christchurch Girls' High Schools

Fendalton Mall covers the day-to-day essentials. Public transport makes the central city an easy commute. And sitting within zone for Burnside, Christchurch Boys' and Christchurch Girls' High Schools — this property appeals to a buyer pool that knows exactly what that's worth.

AUCTION ON SITE
SATURDAY 4 JULY AT 1:00 PM
(UNLESS SOLD PRIOR)

Legals

Land area	Half share in 607 m ²
Tenure	Cross Lease
Rateable value	\$880,000
Land value	\$550,000
Improvements value	\$330,000
Rates	\$5,131.28
Council zone	Residential Suburban
Technical category	TC2

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Construction

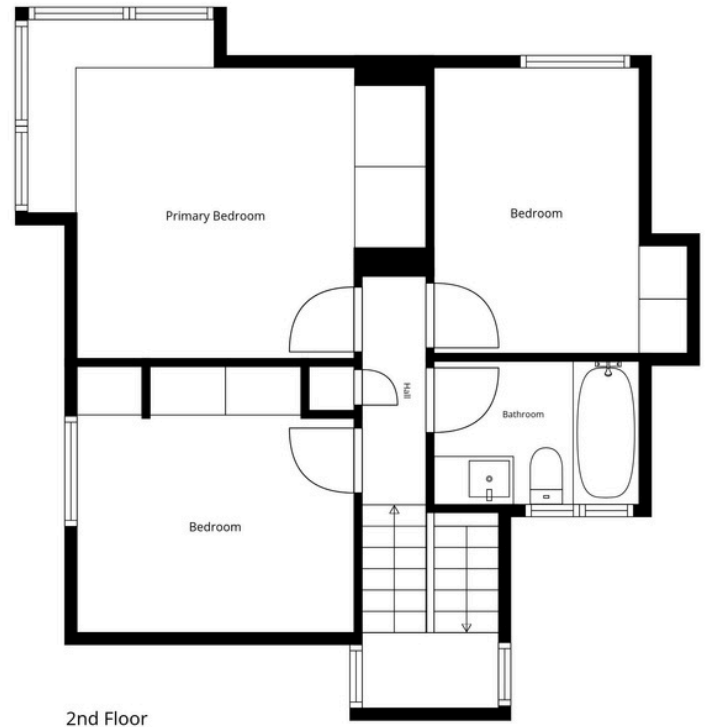
EQ repairs	Fletcher managed repair
Year built	1973
Exterior	Concrete block, timber
Roof	Decramastic tile
Joinery	Timber. Ranchslider, kitchen window, studio window are double glazed.

Energy

Heating	Heat pump
Insulation	Ceiling
Water heating	Electric

Education

Early childhood	Ilam Montessori Preschool
Primary	Tuia Burnside Primary School
Secondary	Burnside, Christchurch Boys' & Christchurch Girls' High Schools



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



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