

A modern, single-story white house with a flat roof and large windows. The house has a brown door and a small set of steps leading to it. In the front yard, there is a wooden playhouse with a blue slide and a trampoline. The yard is green and well-maintained. The sky is blue with some clouds.

Move in here

69 Marshland Road, Shirley

Step In, Add Value, Make It Yours

🛋️ 3 🛏️ 1 📏 110 m2

The owners have moved overseas. Your move is next.

It's a 1940s home. Solid underneath, tidy on top, and ready to live in from day one. Nothing forces your hand. You can settle in, get a feel for the place, and improve it on your own timeline.

A separate living area sits off the dining space, so there's room to spread out without everyone landing in the same spot.

Outside, the site is secure and fully fenced. Off-street parking takes the cars. Good if you've got kids, a dog, or just want the gate shut behind you at the end of the day.

The Palms is across the road for the weekly essentials, while Home Base is just three minutes down the road for when the weekend project needs supplies. Horseshoe Lake Reserve, public transport routes and the city centre are all within easy reach.

This one rewards a buyer with a bit of vision. Improve as you go, and the value you add stays yours.





What we love most here

- 1940s home, 110m² floor area
- Three bedrooms, one bathroom
- Separate living plus dining
- Off-street parking
- Secure, fully-fenced site
- Gas hot water
- Fair condition with scope to improve

The owners have committed elsewhere. Come and see what you could do with it.

Property information here

Legals

Land area	Half share in 802m ²
Floor area	110m ² more or less
Tenure	Cross Lease
Zoning	High Density Residential
Technical category	TC3
Rateable value	\$495,000
Land value	\$280,000
Improvements value	\$215,000
Rates	\$3,145.47

Features

Bedrooms	3
Bathrooms	1
Living	1
Off street parking	8

Construction

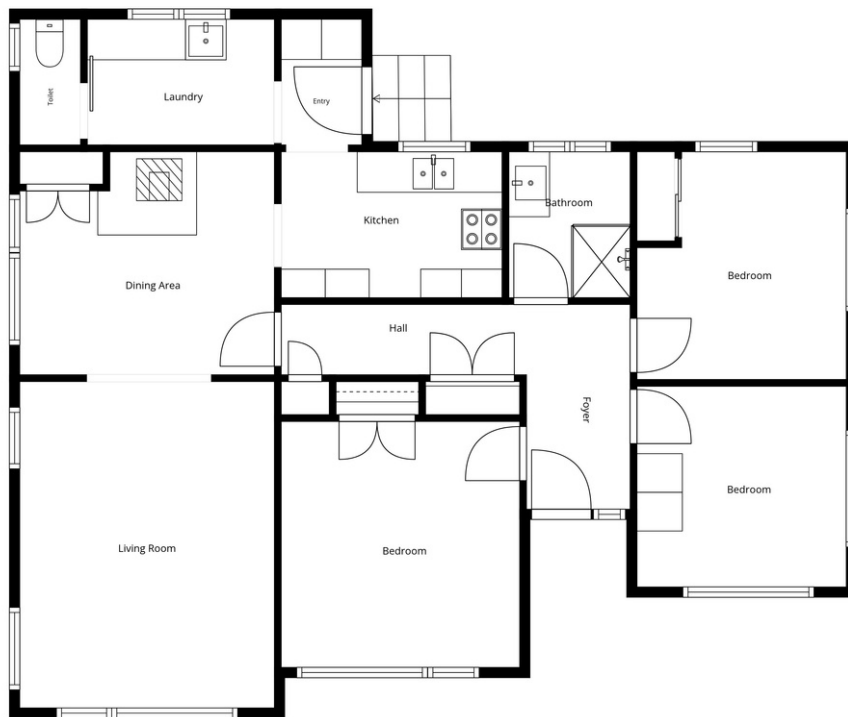
Year built	1940
Exterior	Plaster over masonry blocks
Roof	Corrugated iron
Joinery	Aluminium

Energy

Heating	Heat pump, wood burner
Insulation	Ceiling, underfloor
Water heating	Bottled gas

Education

Early childhood	Millie's House Early Learning Centre
Primary	Te Hiwa Shirley Primary
Secondary	Mairehau High School





We are here

Here isn't your typical real estate agency. We've built a business that strips away distractions and gives agents more freedom to focus on the things that matter most, listing your home, negotiating strongly, and securing the best possible result. By removing unnecessary overheads and backing our agents with modern systems, we free up their time and energy so they can put it where it counts: into selling your home.

That means you don't just get an agent, you get an agent supported by an environment designed to deliver more for you.

From day one, we asked a simple question:

What helps sellers achieve the highest price in the shortest time?

The answer became the foundation of everything we do.

Get your home market-ready

From a fresh coat of paint to new carpet or landscaping, we can arrange pre sale renovations with no upfront cost, helping your home shine in its best light.

More buyers, more competition

Your property isn't just shown to one office's database. It's shared across every local agent and a nationwide network so you never miss a potential buyer.

Marketing that cuts through

We go beyond the usual "for sale" sign, with social media, digital, and email campaigns that reach not just active buyers, but also those who didn't even know they were looking.

Negotiation that counts

Here agents are free to focus on what they do best: chasing every lead and negotiating so you walk away with the strongest result.

The result? A smoother process, more competition, and stronger offers, giving you every chance to sell sooner, and for more.

here



What did you think?

Scan the QR code to
answer our quick survey



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