

PROPERTY BROCHURE



22A PRINCES STREET, KESINGTON

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

22A PRINCES STREET, KENSINGTON

ROOM TO LIVE, FREEDOM TO LEAVE...



560
SQM



185
SQM



3



1



2



2

DEADLINE SALE
1PM, 11 AUGUST 2026 (PRIOR OFFERS WILL NOT BE CONSIDERED)

Stylish, spacious and set securely behind electric gates, this exceptional three-bedroom residence brings a distinctly sophisticated edge to townhouse living. It offers the scale and comfort of a standalone home, combined with the ease of a low maintenance, lock and leave lifestyle.

At its heart, the generous open plan living and dining area is designed for both relaxed living and entertaining. A striking new kitchen adds a polished contemporary finish, complemented by new carpet, beautifully considered drapes and a series of recent improvements throughout. The main bedroom includes an ensuite, while a semi-ensuite main bathroom provides ideal convenience for a guest bedroom. A large internal access double garage provides secure parking and excellent storage.

Two private covered patios extend the living outdoors into an established, easy-care garden. One is fitted with electric screen and louvres, giving you effortless control of sun and shelter while creating an elegant outdoor room for year-round enjoyment.



Timeless in design and solidly constructed, this is a home of genuine substance with serious style. The gated setting adds privacy and security, while its central Kensington position places shops and services, restaurants and public transport within an easy, level walk.

Refined, secure and wonderfully easy to own - simply lock the door and leave whenever the mood takes you.

Our absentee sellers have another project underway and want this sold!

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 2 Deposited Plan 197439 as shown on Record of Title NA126D/119
CV	\$770,000 (2025/2026)
RATES	\$3,595.13
DATE BUILT	Code Compliance Certificate issued 12/11/2004
ZONING	Medium density residential
LAND AREA	560sqm (more or less)
FLOOR AREA	185sqm (more or less)
BEDROOMS	Three
BATHROOMS	Two (semi-ensuite off the guest bedroom)
SEPARATE TOILETS	One
LIVING AREAS	Large open plan
PARKING	Double garage plus additional off-street parking
KITCHEN	New in 2025, modern featuring stone benchtops, melamine cabinetry and an island bench
KITCHEN APPLIANCES	Oven (Fisher & Paykel), dishwasher, refrigerator, gas hob (Bosch) including 9kg gas bottle, rangehood
LAUNDRY	In the garage
HEATING	Heat pump in the lounge and master bedroom, a ceiling fan, and an HRV
INSULATION	In the walls and ceiling, with the ceiling insulation upgraded in 2025
WATER HEATING	Electric cylinder
ROOF	Longrun coloursteel
JOINERY	Aluminium - single-glazed windows and aluminium liners
CLADDING	Hebel panel (plastered finish)
FLOOR	Concrete
WATER SOURCE	Mains
WASTE	Mains
SECURITY	Electric security gates with Wi-Fi capability, security alarm (not monitored)
INTERNET	Fibre

ADDITIONAL DETAILS

- Extensive 2025 upgrades including a new kitchen, new carpet, and new linen drapes
- Louvre pergola installed in 2025 by Louvre Roofs Northland
- Electric security gates with Wi-Fi capability installed in 2025
- Fully fenced section
- Established fruit trees including lemon, mandarin, and orange
- Ceiling insulation upgraded in 2025
- Clear roofing at the front and back replaced in April 2021 (John Duff Roofing Ltd)
- Skylight re-flashed in March 2023 with new coloursteel flashings and existing top cap flashings reinstalled (John Duff Roofing Ltd)
- Technical audit completed by HRV Complete Home Solutions (2018) Limited in February 2024, including filter change (Arizona system), replacement of 2 x F8 deep pleated filters, 150mm Gen3 temperature probe, and servicing of 2 heat pumps
- Exterior, skirting and small area of the hallway wall touch-ups completed in April 2024

CHATTELS

- | | |
|---|---|
| <ul style="list-style-type: none">• Auto garage door + x2 remotes• Window treatments• Dishwasher• Garage clothesline• Rangehood• Refrigerator• Gas hob• Wall oven• Heat/light/extractor fans in bathrooms x2• Ceiling fan in master bedroom• HRV• 9kg gas bottle | <ul style="list-style-type: none">• Light fittings• Security system• Electric gates + x2 remotes• Smoke detectors (built into the alarm)• Electric louvred pergola with electric blind + x1 remote• White cupboards + x2 green metal shelves in the garage• Automated garage extractor fan• Heated towel rails x3• Heat pumps x2 + x2 remotes |
|---|---|

DISCLOSURES

- A historic small leak behind the outside tap in the garage occurred in 2023, which was repaired and fully remedied.
- The property is in the vicinity of a Notable Tree. For further information refer to the LIM Report

Building Consent and Code Compliance Certificate issued for this property as listed below:

BC0364320 – New Dwelling/Garage

Building Consent – Issued 09/04/2003

Code Compliance Certificate – Issued 12/11/2004



DEADLINE SALE

How does a Deadline Sale work?

A Deadline Sale is a method where a property is marketed without a price, and all offers must be submitted on or before a set deadline date. As a buyer, this means you have time to view the property, complete your due diligence, and prepare your best offer - whether it's conditional or unconditional.

Because both cash and conditional buyers are welcome, there's often strong competition. The aim is to create a multi-offer situation, so it's important to put your best foot forward. Your agent will guide you through the process, but ultimately, the seller will consider all offers submitted by the deadline and choose the one that best suits them.

What is a multiple offer?

A multiple offer situation occurs when more than one buyer submits an offer at the same time. In this case, all buyers are encouraged to present their strongest offer, as the seller will either accept one or negotiate with a single buyer—excluding others from further negotiation.

What does “unless sold prior” mean?

When a Deadline Sale is advertised with “unless sold prior,” it means the seller is open to accepting an offer before the official deadline. If this happens, the agent will notify all interested buyers and invite them to submit their offers, potentially creating a multiple offer scenario earlier than expected. If the seller accepts an unconditional offer, the property is sold immediately. If a conditional offer is accepted, the sale method may shift to “Price by Negotiation” while that contract is in place. As a buyer, it's important to stay in close contact with the agent and be ready to act quickly if you're seriously interested.



PHOTO
GALLERY















“

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”



FLOOR PLAN



This plan is for illustrative purposes only and should only be used as such by any prospective purchaser

BOUNDARY MAP



Boundary lines are indicative only



SUE MAICH & DAMIEN DAVIS

Strongly focused on being at the top of their game, Sue and Damien have been driven to elevate their success and launch OWN Real Estate - a venture embodying their vision for a more personalised, client-focused approach. By stepping away from the constraints of a large corporate brand, Sue and Damien now embrace the independence of their OWN brand, allowing them to harness their principles of adding value to their clients transactions through the very best marketing, attention to detail and outstanding client service.

Equipped with the latest real estate strategies and technology, they are at the forefront of modern property marketing and negotiation. With over 30 years of combined experience and a track record in successful local development projects, they offer unmatched expertise in every transaction.

By their own admission, Sue and Damien run a tight ship. Their team handles the administrative tasks freeing Sue and Damien to do what they do best - seeking out property to sell, forming tight working relationships with their vendors and purchasers, marketing property superbly and negotiating sales.

Nothing is left to chance. Utilising the specific skills of a professional photographer, graphic designer, cleaner, builder, painter and home staging company if required. A home marketed by Sue and Damien is a strategically managed listing, destined to attain the best price in the least amount of time. Much of Sue and Damien's business now comes by the way of personal referral or repeat dealings with those who have enjoyed and highly regard doing real estate their way.



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