



Move in here

48 North Avon Road, Richmond





The Mortgage Buster. One House, Two Flats.

🛏️ 4 🚪 2 📏 154 m² 📏 496 m²

Two homes. One title. One very good reason to look twice.

48 North Avon Road is built for people who want options — whether that's cutting down your mortgage, a high-yield investment, or accommodating family.

The property comes as two fully self-contained two-bedroom homes, each with its own entrance, secure yard, kitchen, bathroom and living area. Separate power meters. Separate broadband. Genuine independence under one freehold title.

Live in one and rent out the other. Or move parents, adult children, or a friend into the second home, while everyone keeps their own space and their own front door. Off-street parking comfortably fits four vehicles.

The maths speaks for itself. Each flat is rental-assessed at \$515–\$535 per week — that's up to \$1,070 a week working for you.

Both homes are Healthy Homes compliant.

What we love most here

Richmond puts you close to the CBD, schools, parks, shops and public transport.

Two households. One address. Come and see how this unique offering could work for you.

Auction on site

Saturday 5 September 2026 at 3:30 PM

(Unless sold prior)

Legals

Land area	496m ² more or less
Floor area	154m ² approx.
Tenure	Freehold
Zoning	Medium Density Residential Zone
Technical category	TC2
Rateable value	\$460,000
Land value	\$40,000
Improvements value	\$500,000
Rates	\$3,712.62

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

Decade built	1930
Exterior	Weatherboard
Roof	Iron
Joinery	Timber

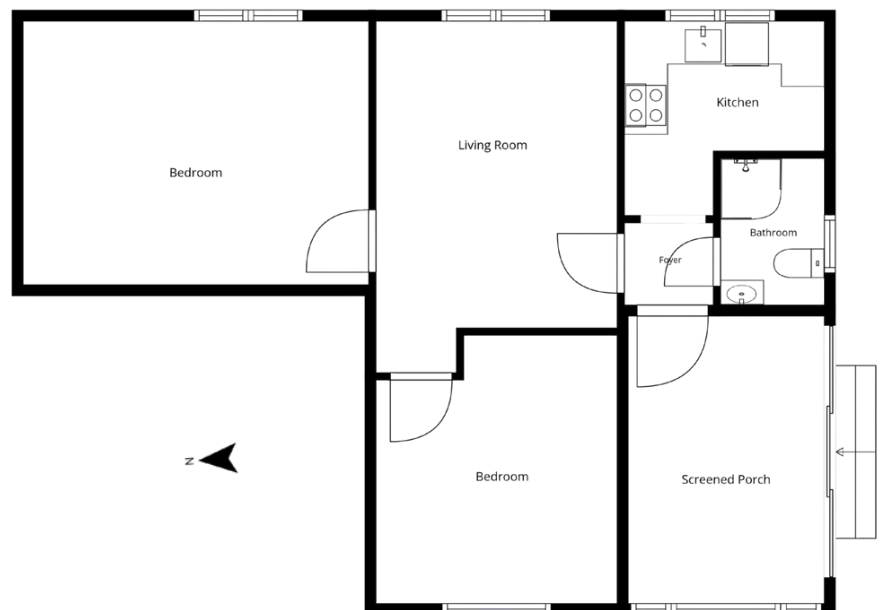
Energy

Heating	Heat pump x2, electric heater x2
Insulation	Ceiling, under floor, partial walls
Water heating	Electric

Education

Early childhood	Little Beans Preschool
Primary	Pareawa Banks Avenue School
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.



Caleb Griffioen

Real Estate Sales Advisor

0276 370 231 • caleb@here.co.nz



Jonathan Borck

Real Estate Sales Advisor

021 106 7276 • jonathan@here.co.nz

here