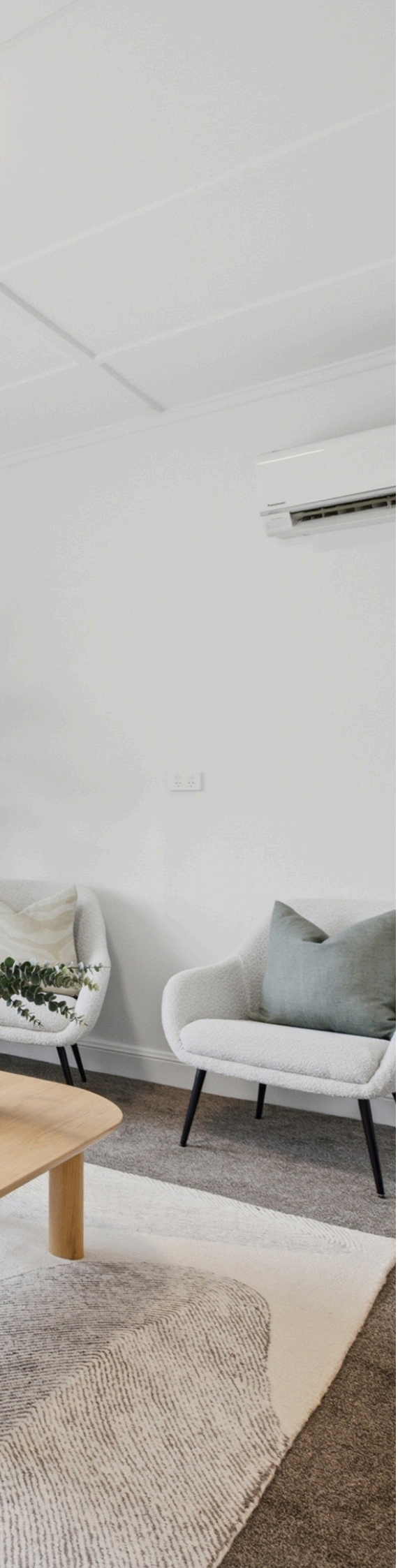


Move in here

48 North Avon Road, Richmond





One Roof, Two Wings, Real Separation

4 2 154 m² 496 m²

One roof. Two distinct wings. As much togetherness — or separation — as you need.

48 North Avon Road works for people who want space of their own, without giving up the people they want close by.

The house is arranged in two wings, joined by an internal door. Each side has its own two bedrooms, living area, bathroom and entrance — the kind of separation extended family actually wants, without needing two households under two different roofs.

It also suits buyers after flatmates rather than a mortgage carried alone — real separation, without the usual friction of a shared house.

Separate power meters and broadband remain in place, so costs can be split as easily as the space.

The whole property is rental-assessed at $695 to $715 per week — a return that works whether you're living in it, renting it out, or a bit of both.

What we love most here

Two heat pumps, Healthy Homes compliant. Off-street parking comfortably fits four vehicles.

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

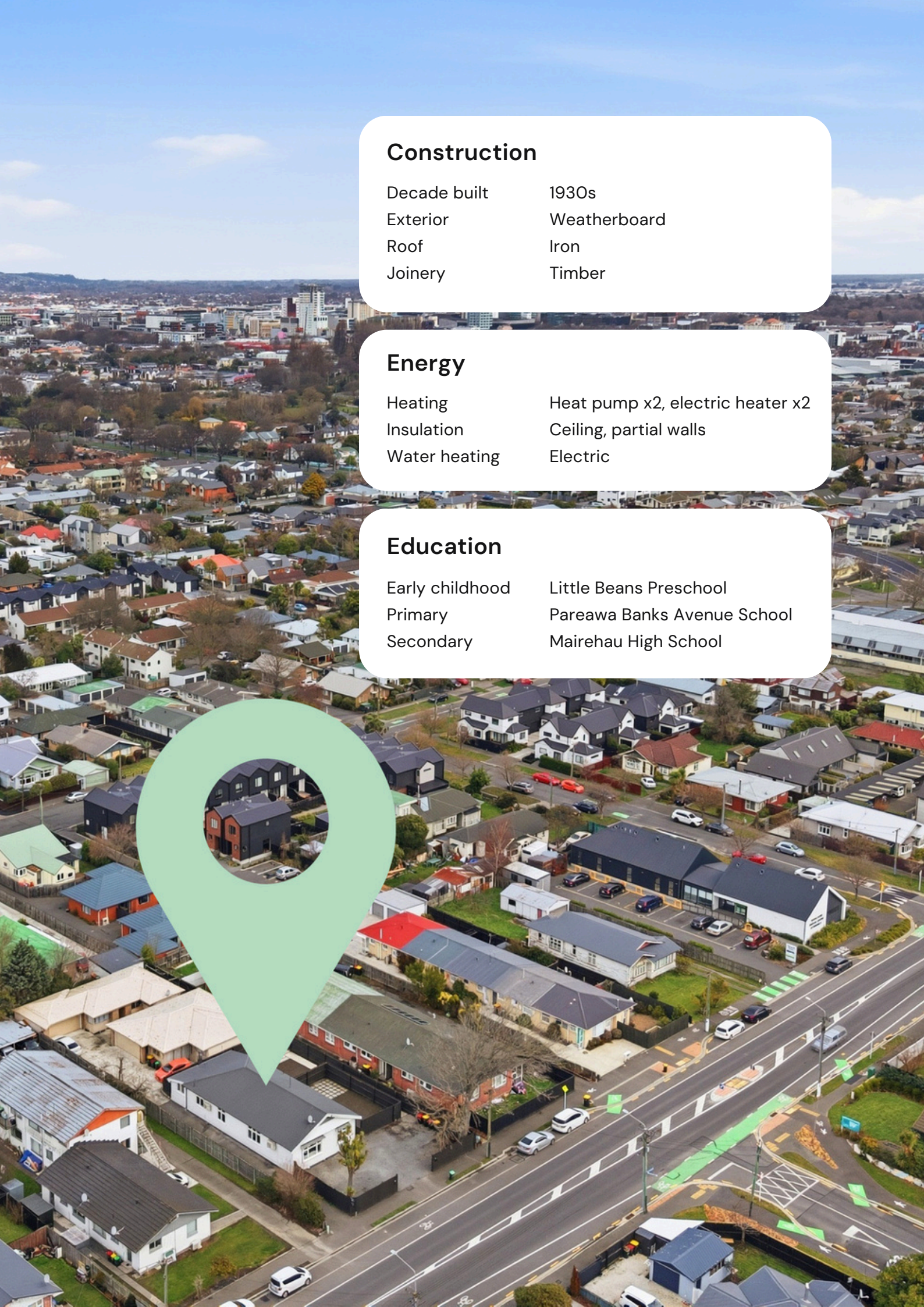
Auction on site
Saturday 10 October 2026 at 2:00 PM
(Unless sold prior)

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, a d 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	1930s
Exterior	Weatherboard
Roof	Iron
Joinery	Timber

Energy

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

Education

Early childhood	Little Beans Preschool
Primary	Pareawa Banks Avenue School
Secondary	Mairehau High School


Living Room
Bedroom
Primary Bedroom
Living Room
Laundry
Bath
Hall
Hall
Foyer
Kitchen
Bath
Bedroom
Bedroom
Conservatory
N













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

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