

Move in here

90 Waratah Street, Avondale





Above Par Space at a First Home Price

3 1 1 180 m² 512 m²

Backing onto Avondale Golf Course, this home brings above par space to a first home price.

Most entry level homes around here sit between 100 and 120m². This one is 180m². You'll feel the difference the moment you walk in.

Throw open the curtains and let all day sun fill the north facing living and dining. Cook, host, spread out on the couch. Downstairs, a third bedroom, a second toilet and a separate laundry give guests, flatmates or a home office somewhere to land.

Head upstairs to two oversized double bedrooms and a family bathroom. Plenty of room for a couple to stretch out, or a family to grow into.

Out the back, the golf course is your neighbour. Fairway views and open green, with no one looking over the fence.

Avondale is a quiet pocket with easy access to the rest of the city. Walk two minutes to the Avon River. Hop on the new City to Sea Pathway and ride into town, or follow it all the way to the beach. Pull into the internal access garage when you get home and keep the car dry.

What we love most here

- North facing living and dining, all day sun
- Two oversized double bedrooms upstairs, third bedroom downstairs
- Second toilet and separate laundry downstairs
- Backs onto Avondale Golf Course
- Internal access garage, plus off street parking
- Two minute walk to the Avon River and City to Sea Pathway

The owners are moving to be closer to family and friends, so the keys are ready for someone new.

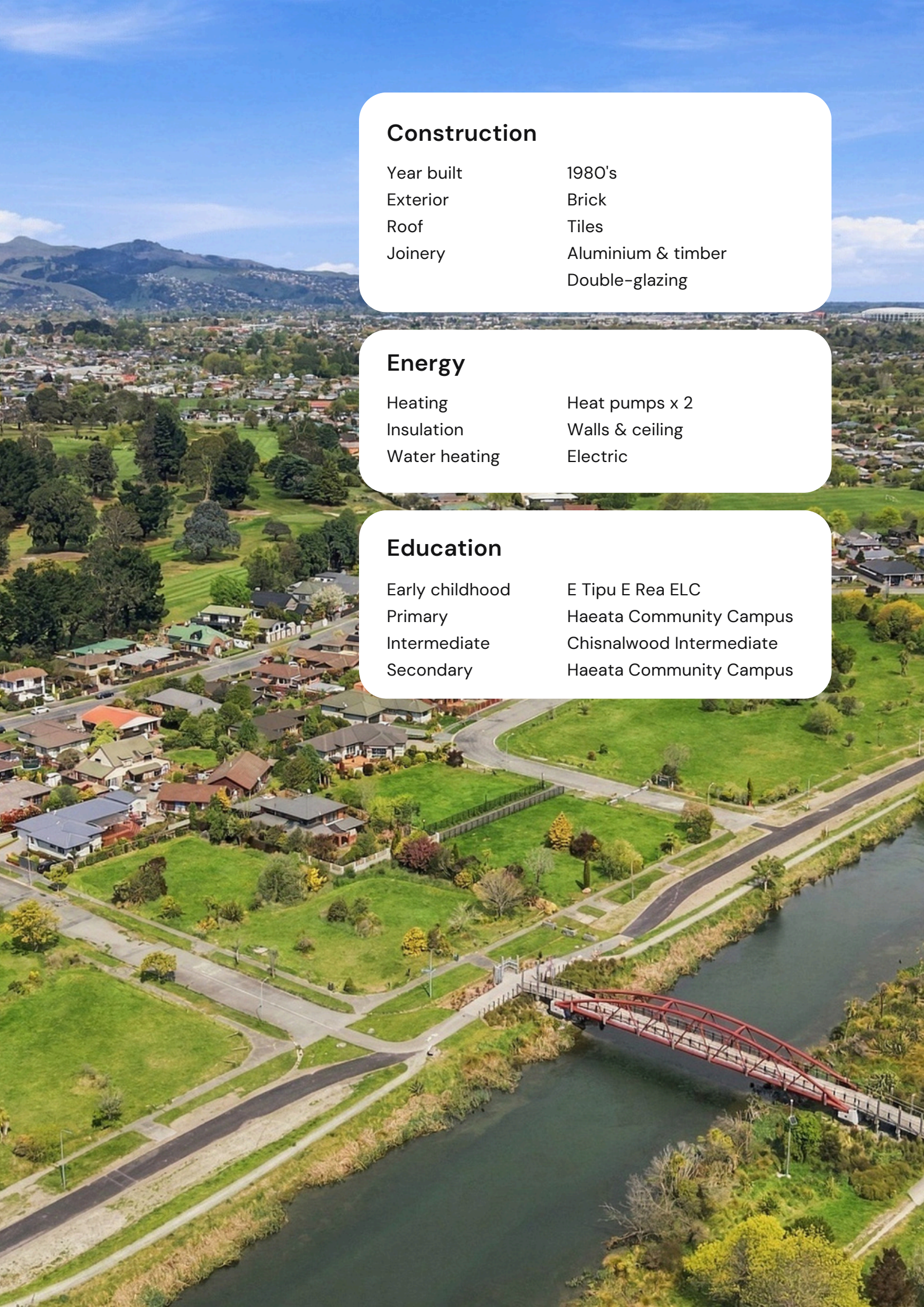
Auction on site
Saturday 28 November at 2:00 PM
(Unless sold prior)

Legals

Land area	512m^2 more or less
Floor area	180m^2 approx.
Tenure	Freehold
Zoning	Residential Suburban
Technical category	TC3
Rateable value	$640,000
Land value	$320,000
Improvements value	$320,000
Rates	$4,105.29

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Construction

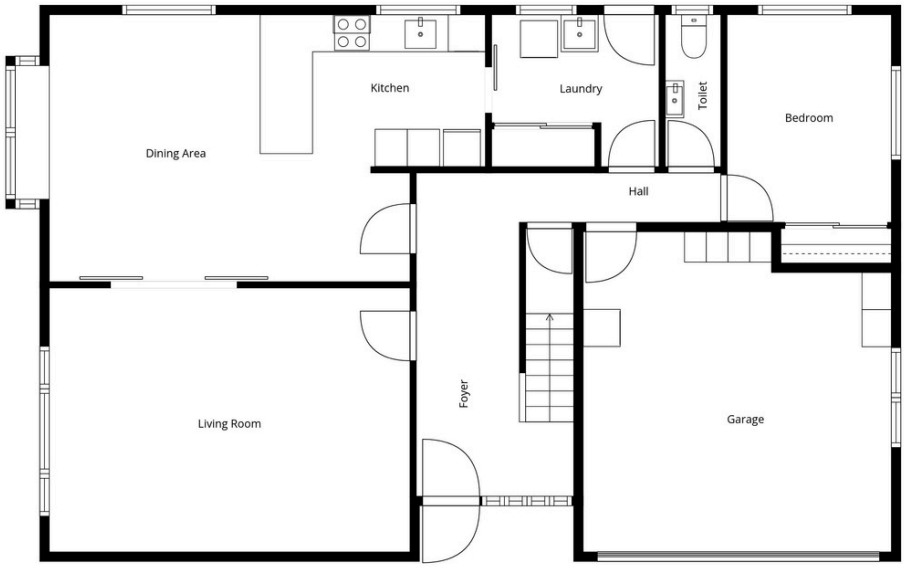
Year built	1980's
Exterior	Brick
Roof	Tiles
Joinery	Aluminium & timber
	Double-glazing

Energy

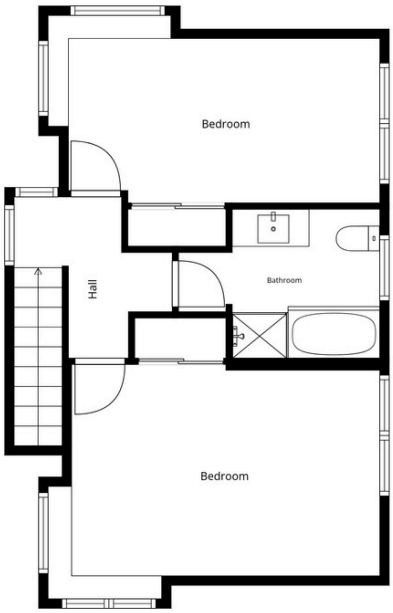
Heating	Heat pumps x 2
Insulation	Walls & ceiling
Water heating	Electric

Education

Early childhood	E Tipu E Rea ELC
Primary	Haeata Community Campus
Intermediate	Chisnalwood Intermediate
Secondary	Haeata Community Campus



1st Floor



2nd Floor







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.



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