

Move in here

146 Oram Avenue, New Brighton





Owner's elsewhere. The beach is right here.

4 1 1 140 m² 506 m²

Our owner lives out of town and has bought elsewhere. Looking after a property from a distance has run its course, and this one is going to sell.

That's your opening.

A lot of the expensive jobs have been sorted. The roof is modern, and the owner has replaced the spouting. Double glazing runs right through the house, so it stays comfortable whatever the season.

What's left is the fun part. Fresh paint, a few updates and your own ideas will go a long way here. Tackle it room by room as the budget allows, and build equity while you live in it.

Out the back, the outdoor living is sheltered and easy to use. Pull up a chair with a coffee in the morning, or fire up the barbecue when friends come round.

Then head out the gate. The beach is an easy walk for a swim before work. When the wind turns cold, He Puna Taimoana hot pools are just as close for a soak.

What we love most here

If you've been renting and waiting for a way in, this is a home you can buy now and shape over time. Bring your ideas and your togs.

The owner wants this sold on or before auction day. The LIM and building report are available now, so you can do your homework and bid with confidence.

Auction on site
Saturday 28 November at 3.30 pm
(unless sold prior)

Legals

Land area	506m^2 more or less
Floor area	140m^2 approx.
Tenure	Freehold
Zoning	Residential Suburban Density Transition Zone
Technical category	TC2
Rateable value	$630,000
Land value	$340,000
Improvements value	$290,000
Rates	$4,048.44

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

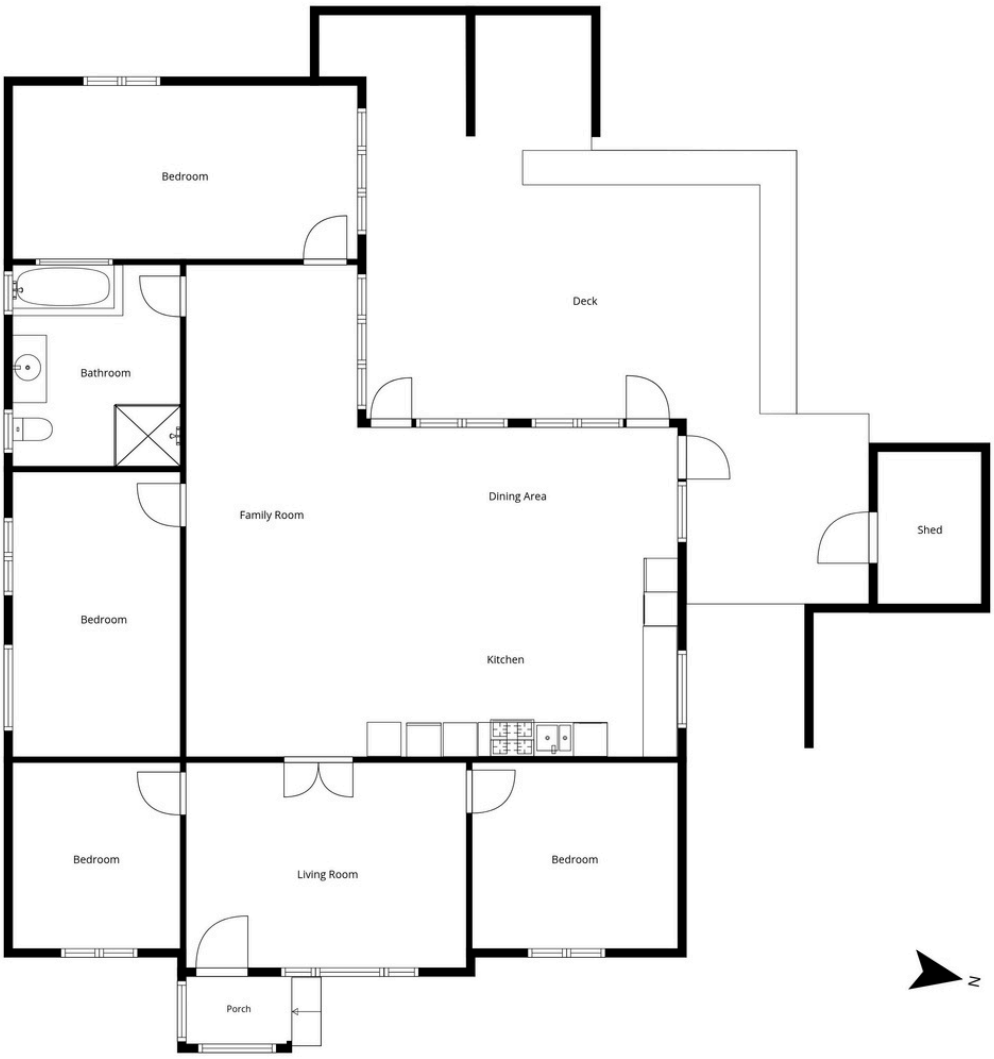
Decade built	1940s
Exterior	Plaster over weatherboard
Roof	Colorsteel
Joinery	Aluminium & double-glazing

Energy

Heating	Heat pump
Insulation	Ceiling & partial underfloor
Water heating	Bottled gas

Education

Early childhood	New Brighton Community PreSchool
Primary	South New Brighton School
Secondary	Haeata Community Campus Shirley Boys' High School Avonside Girls' High School


Bedroom
Deck
Bathroom
Dining Area
Family Room
Shed
Bedroom
Kitchen
Bedroom
Living Room
Bedroom
Porch
N







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Straight talk, fair fees, real results.

If you've been burned by high fees or big promises, you'll like how we work. We keep our numbers deliberately low, so every home gets our full attention from the first conversation to the sold sticker and beyond.



205 five star reviews

Verified on RateMyAgent, across 44 different locations

HOW WE SELL YOUR HOME

01

Straight-up appraisals

Based on facts, data, and context — not inflated numbers to win your listing.

02

A marketing plan that works

Designed to give your property every chance to sell, not just tick boxes.

03

Spend where it counts

Competitive commission options so you can invest into marketing and presentation.

04

You deal with us directly

We cap the number of homes we take on, so you're dealing with us personally from the appraisal right through to settlement.

WE'RE MARKETERS AND NEGOTIATORS

66%
more listing views than the market average

67%
more watchlists than the market average

79%
more enquiries than the market average

28 days on market
35% **faster** than the market average

Data provided by Trade Me Property



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