

Move in here

40 Castletown Place, New Brighton





The Renovation's Done. Summer's All Yours.

3 2 2 160 m² 574 m²

You've worked hard to buy your first home. Here's one you can move into and enjoy from day one.

The renovation is finished from top to bottom. Your weekends stay yours.

Behind the walls, it's been fully rewired and replumbed, with a new roof overhead. There's insulation in the walls, ceiling and underfloor, plus new double-glazed joinery throughout. You won't see most of that work in the photos. You'll notice it every July morning.

Then there's the part you will see. A brand new kitchen fitted out with Haier appliances. Two bathrooms with underfloor heating and LED mirrors, so cold tiles in winter aren't your problem anymore. New flooring and linings throughout. Unpack the boxes and that's your to-do list done.

Outside, the north-facing deck is ready for summer. Fire up the BBQ, invite a few friends over and make the most of those long afternoons. The section is landscaped and fully fenced and secure, so your dog and young ones can have the run of the place. Being on a cul-de-sac, the only cars going past belong to the neighbours.

You can walk to the local shops and Rawhiti School, and Avonside Girls' and Shirley Boys' are just as close. All three are in zone. The beach is a short bike ride away, along with Rawhiti Domain and the City to Sea Pathway.

What we love most here

You get all the comforts of a brand new house, plus a huge double garage, off-street parking and a good-sized section. Families and anyone into the outdoors will find room for the boat, surfboards, bikes and the rest of the toys. Try fitting that into a typical townhouse.

It suits a couple who'd rather spend weekends at the beach than at Bunnings, and works just as well if you're ready for single-level living with far less to look after.

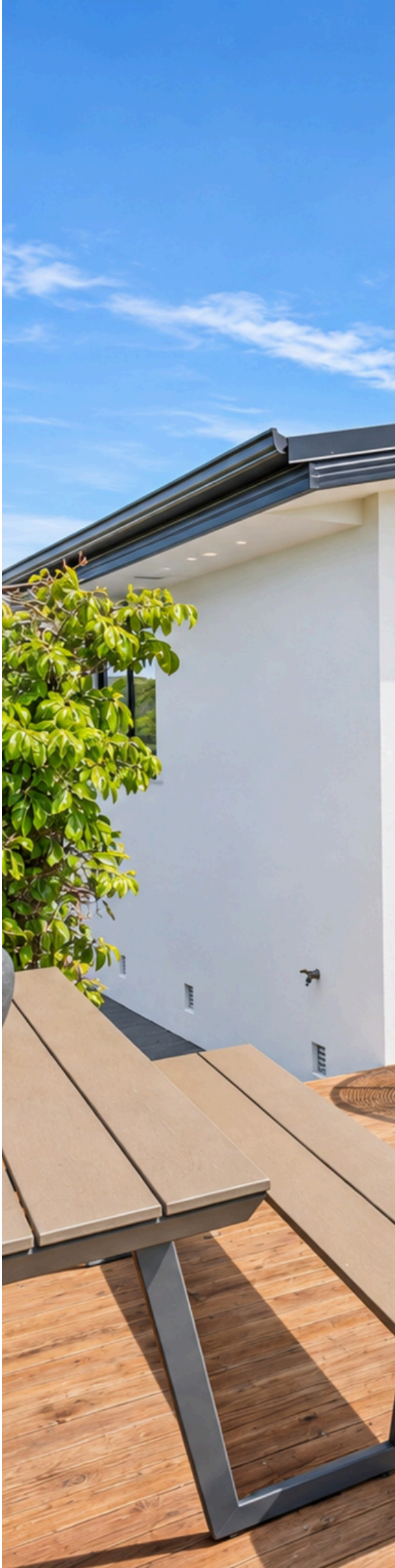
The owners have finished the work and they're committed to selling.

Auction on site
Saturday 5 December 2026 at 3:30pm
(Unless sold prior)

Legals

Land area	574m^2 more or less
Floor area	160m^2 approx.
Tenure	Freehold
Zoning	Residential Suburban Zone
Technical category	TC3
Rateable value	TBC
Land value	TBC
Improvements value	TBC
Rates	TBC

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Construction

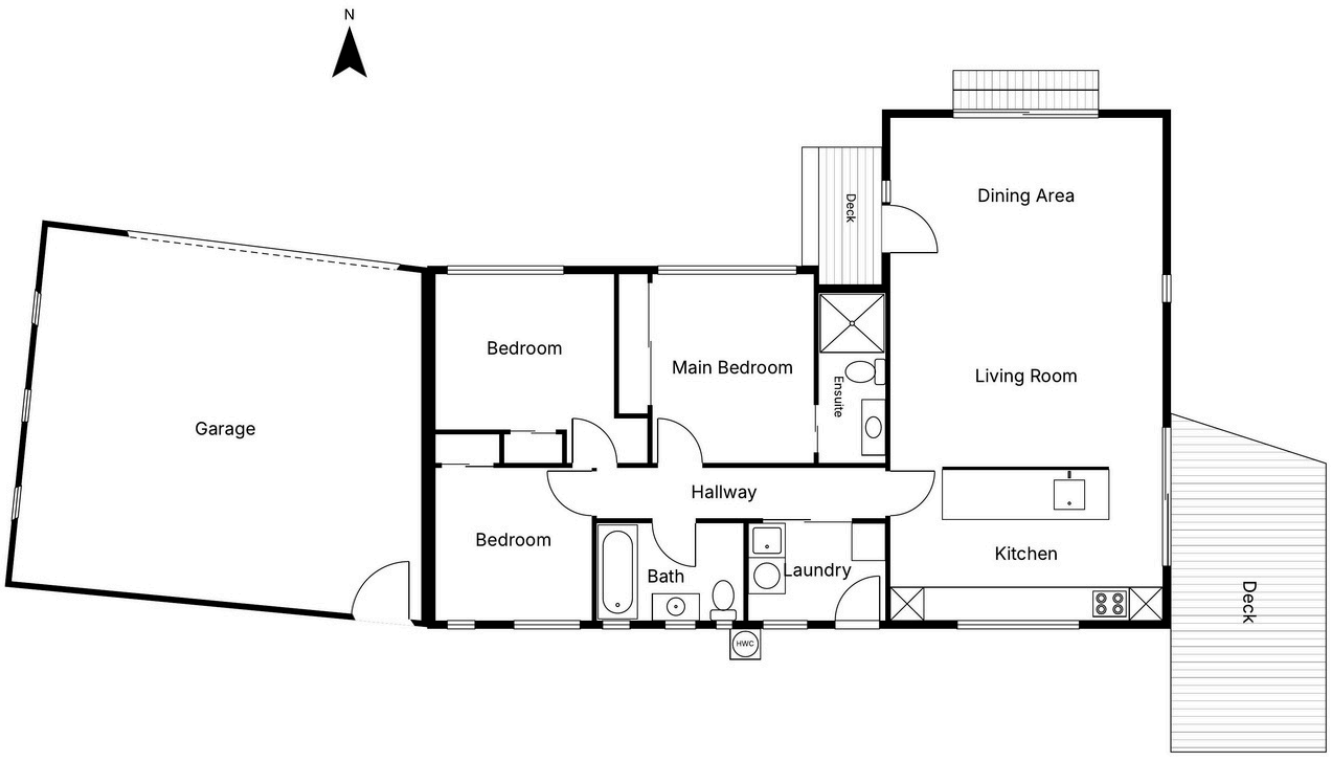
Year built	1970's
Exterior	Solid plaster over concrete blocks
Roof	IColoursteel (New)
Joinery	Aluminium & double-glazing

Energy

Heating	Heat pump
Insulation	Walls, roof & underfloor
Water heating	Electric

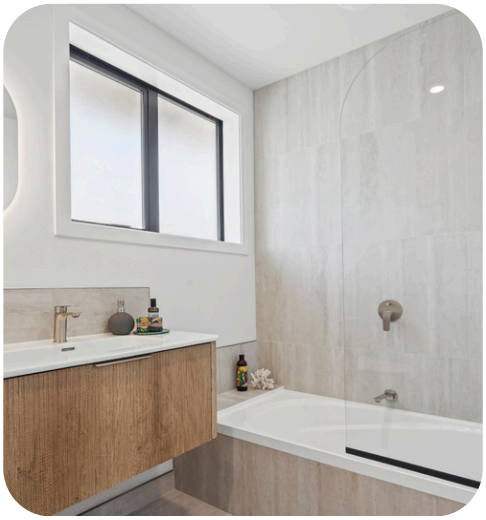
Education

Early childhood	Kidsfirst North New Brighton
Primary	Rāwhiti School
Secondary	Shirley Boys' High School
	Avonside Girls' High School


N
Garage
Bedroom
Main Bedroom
Deck
Dining Area
Ensuite
Living Room
Hallway
Bedroom
Bath
Laundry
Kitchen
HWC
Deck







CALEB GRIFFIOEN AND THE TEAM

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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