



FOR SALE

TURNKEY INVESTMENT IN PROVEN RENTAL POCKET

Property files - copy and paste into your browser:
<https://www.propertyfiles.co.nz/property/931030003>

Bold and modern, this two-bedroom townhouse at 433 Manchester Street offers a standout opportunity in a tightly held city-fringe pocket. Positioned at the city end of St Albans and set back from the road, you're just minutes from the CBD, Hagley Park, Edgeware Village, Carlton Corner and Merivale Mall—an address that consistently delivers lifestyle and rental demand.

Designed with space and practicality in mind, this home spans approximately 77sqm and includes two bedrooms, one bathroom and a dedicated car park adjacent to your front door. The layout separates living and accommodation effectively, with open-plan kitchen, dining and living flowing to a sunny, low-maintenance outdoor area, while all bedrooms are positioned upstairs for privacy.

Quality finishes and a true turnkey specification sets this apart, with Primestone benchtops, Fisher & Paykel cooking appliances, washer-drier and fridge-freezer, and window treatments all included—ready to move in or rent immediately.

Built for durability and ease of ownership, materials and construction have been selected with long-term performance in mind, supporting low-maintenance living and holding appeal for both owner-occupiers and investors.

With the area continuing to see strong rental demand and rising rents, this properties also present a compelling investment case, with estimated gross returns of approximately 5.3% furnished and 4.5% unfurnished.

Completion is scheduled for October 2026. Secure a well-located, well-considered home or investment in a proven growth location. Call the agent now - Campbell Venning, 021 515 085 or email campbell@venningproperty.co.nz

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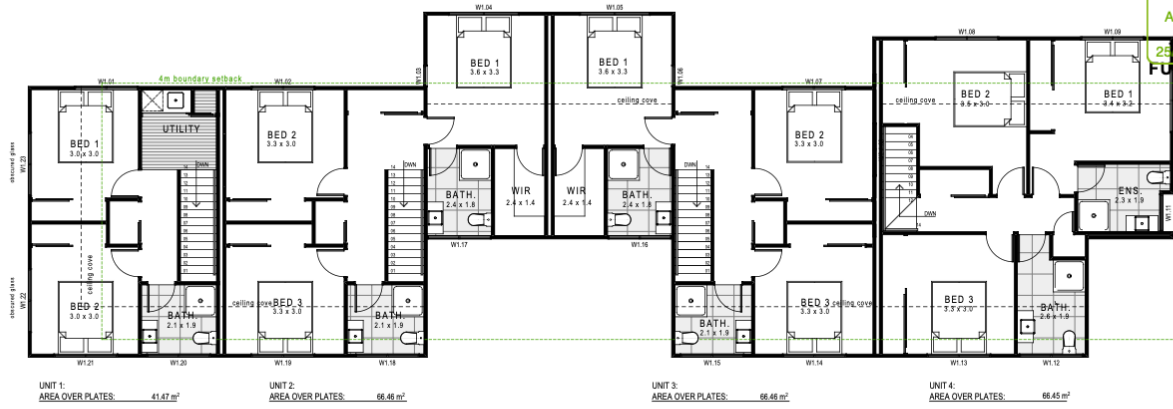
2 BED | 1 BATH | 1 CAR

PRICE:
Asking price \$699,000

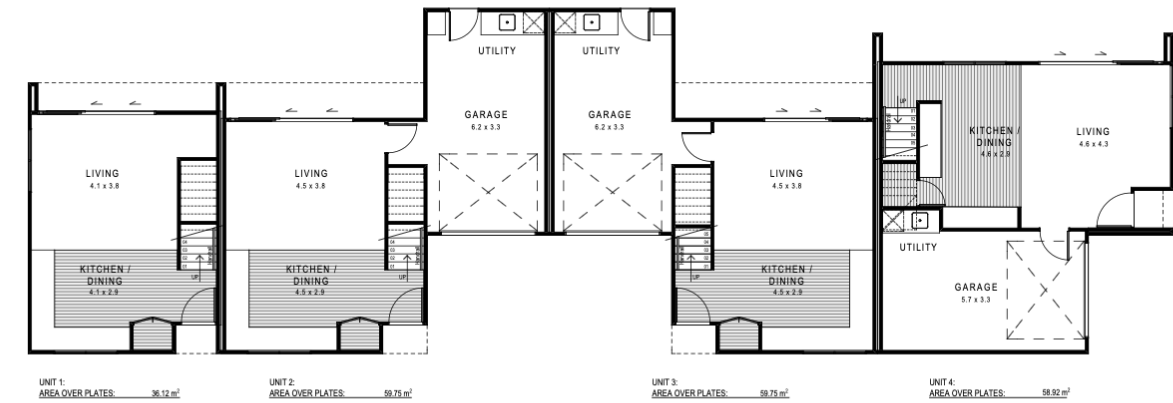
OPEN FOR INSPECTION:
N/A



Campbell Venning
021515085
campbell@venningproperty.co.nz
Venning Property



First Floor



Ground Floor

CONSULTANTS

 SKETCH PLANS 15.10.21

 RESOURCE CONSENT PLANS 17.04.22

 FOR COMMENT

 REVIEWERS

 FLOOR PLANS

 SCALE : 1:100 @ A3

 DATE : 17/06/2022

 PROJECT No : 2197

 REVISION

SK.02

 Krush Architecture Ltd

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.