34 HILLIER PLACE



34 Hillier Place,
Spreydon, Christchurch

last updated July 2026

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Positioned in the heart of Spreydon



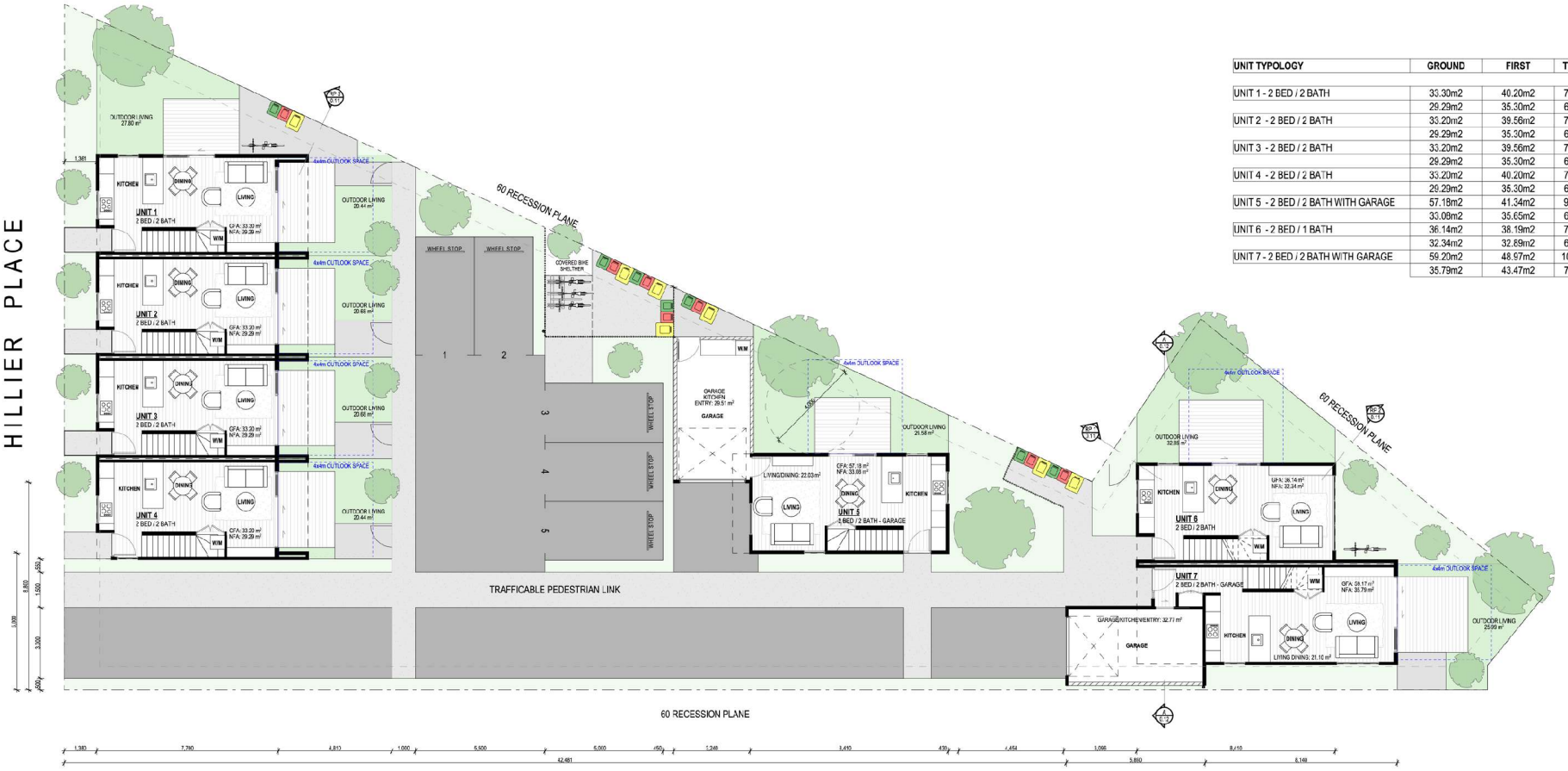
Modern, low-maintenance homes

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Pricing

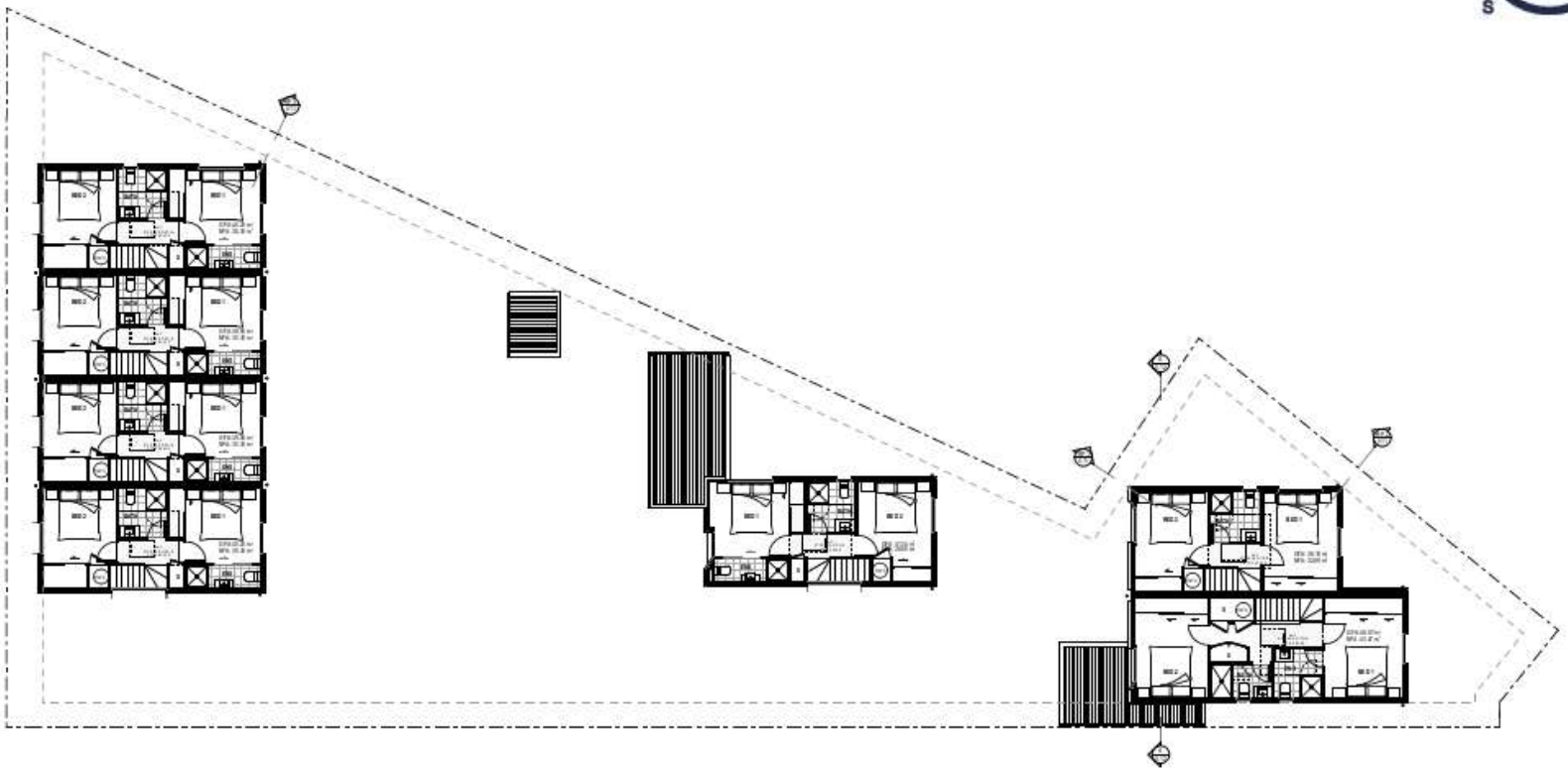
Unit	Bed	Bath	Parking	Floor Area	Price	Availability
1	2	2	Carpark	74 m²	$575,000	SOLD
2	2	2	Carpark	73 m²	$565,000	Available
3	2	2	Carpark	73 m²	$565,000	Available
4	2	2	Carpark	73 m²	$565,000	Available
5	2	2	Garage	99 m²	$659,000	Available
6	2	1	Carpark	74 m²	$565,000	Available
7	2	2	Garage	108 m²	$639,000	Available

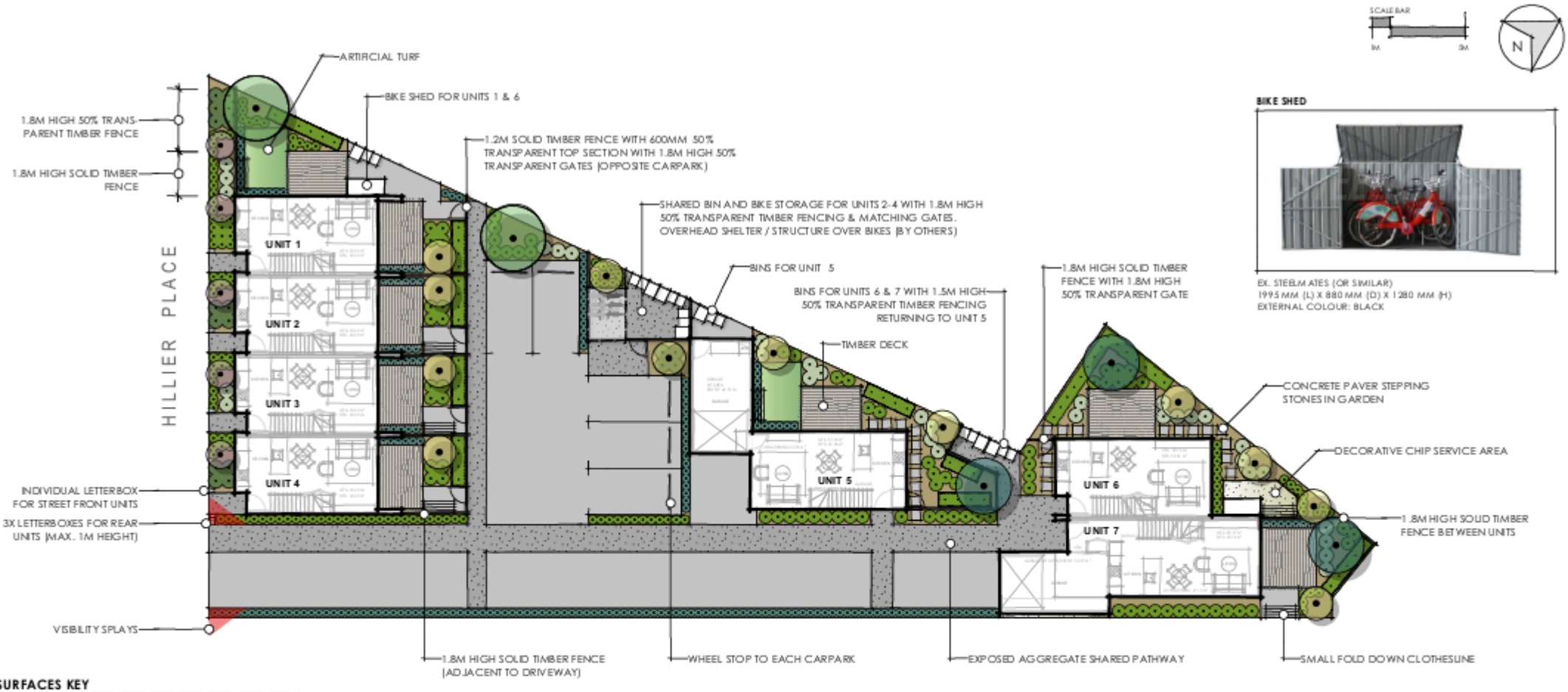
Ground Floor Plans



UNIT TYPOLOGY	GROUND	FIRST	TOTAL AREA
UNIT 1 - 2 BED / 2 BATH	33.30m2	40.20m2	73.50m2 GFA
	29.29m2	35.30m2	64.59m2 NFA
UNIT 2 - 2 BED / 2 BATH	33.20m2	39.56m2	72.76m2 GFA
	29.29m2	35.30m2	64.59m2 NFA
UNIT 3 - 2 BED / 2 BATH	33.20m2	39.56m2	72.79m2 GFA
	29.29m2	35.30m2	64.59m2 NFA
UNIT 4 - 2 BED / 2 BATH	33.20m2	40.20m2	73.40m2 GFA
	29.29m2	35.30m2	64.59m2 NFA
UNIT 5 - 2 BED / 2 BATH WITH GARAGE	57.18m2	41.34m2	98.52m2 GFA
	33.08m2	35.65m2	69.73m2 NFA
UNIT 6 - 2 BED / 1 BATH	36.14m2	38.19m2	74.33m2 GFA
	32.34m2	32.89m2	65.23m2 NFA
UNIT 7 - 2 BED / 2 BATH WITH GARAGE	59.20m2	48.97m2	108.17m2 GFA
	35.79m2	43.47m2	79.26m2 NFA

First Floor Plans





BIKE SHED

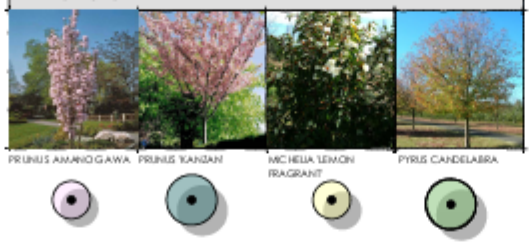
EX. STEELMATES (OR SIMILAR)
1995 MM (L) X 880 MM (D) X 1280 MM (H)
EXTERNAL COLOUR: BLACK

SURFACES KEY

SITE AREA 1,019 M2 — LANDSCAPE 23 % PERMEABLE 31 %

	GARDEN BED	236 M2
	TIMBER DECK	66 M2
	EXPOSED CONCRETE	136 M2
	STANDARD CONCRETE (BRUSHED CONCRETE FINISH)	277 M2
	DECORATIVE CHIP	6 M2
	ARTIFICIAL TURF	14 M2

TREE SPECIES



PRUNUS AMANOGAWA | PRUNUS 'KANZAN' | MICHELIA 'LEMON FRAGRANT' | PYRUS CANDELABRA

SHRUB SPECIES



HEBE 'PRETTY IN PINK' | LOMANDRA 'LIME TUFF' | DIANELLA 'LITTLE REV' | PITTOSPORUM 'HEDGE HOG' | LOMANDRA 'LITTLE LIME' | GRISELINIA 'GECKO GREEN'

NOTE

THIS PLAN IS AT A CONCEPTUAL LEVEL SUBJECT TO FURTHER DESIGN DEVELOPMENT. IT IS NOT TO BE SCALED OFF OR USED FOR ANY CONSTRUCTION PURPOSES

LANDSCAPE PLAN FOR CONSENT
34 HILLIER PLACE, CHRISTCHURCH

SCALE:	1:150 @ A2
DATE:	23 SEPTEMBER 2026
PAGE:	1 OF 1
REVISION:	3
DRAWN BY:	E. WALDEN

INNATE LANDSCAPE ARCHITECTURE

Specification | Interior

Light-filled interiors, clean design lines, and practical layouts create spaces that feel both stylish and easy to live in.





Roller Blinds

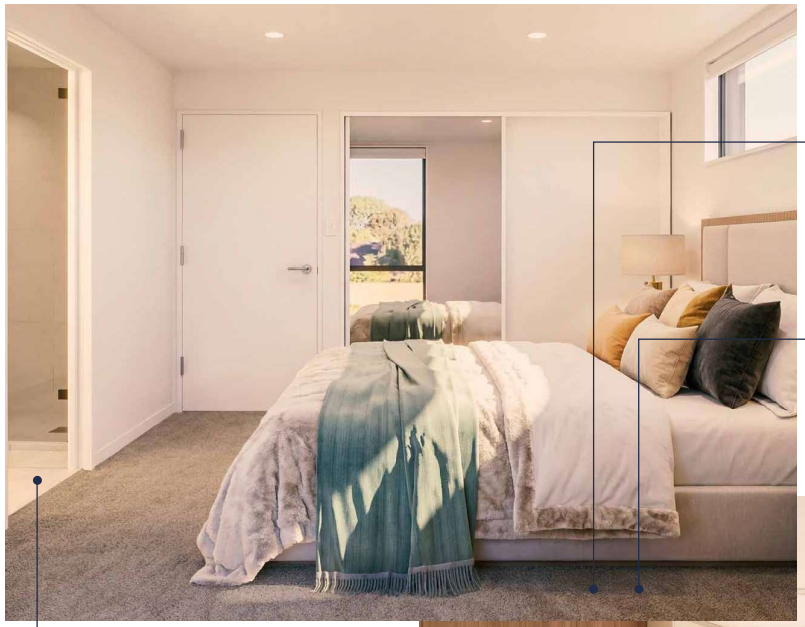
Shaw Le Reve: Fabrique Linesque – Blanco Blackout

Paint

(Interior Walls, Skirting, Architraves, and Ceiling) Resene Half Merino

Subject To Product Availability

Specification | Flooring







Carpet

(Living, Passageways, Bedroom/Robes)
Feltex Okiwi Bay - Stone



Carpet Underlay

Dreamwalk Black Label
11mm Underlay



Garage Carpet

Grand Prix - Anthracite



Flooring

(Kitchen, Dining, Living)
Godfrey Hirst Laminate - Amor Wide Range



Tiles

(Bathroom/Shower Walls)
Urban Mist - 60x60 Tile Max
with Silver Trim

Subject To Product Availability

Specification | Kitchen



Kitchen Joinery/Cabinetry

Prime Melamine "Tusk"



Kitchen Overhead Cabinetry

Prime Melamine "Chestnut" + LED Strip Lighting



Bench Top

Prime Stone Calacatta Gold Polished LS



Kitchen Splash Back

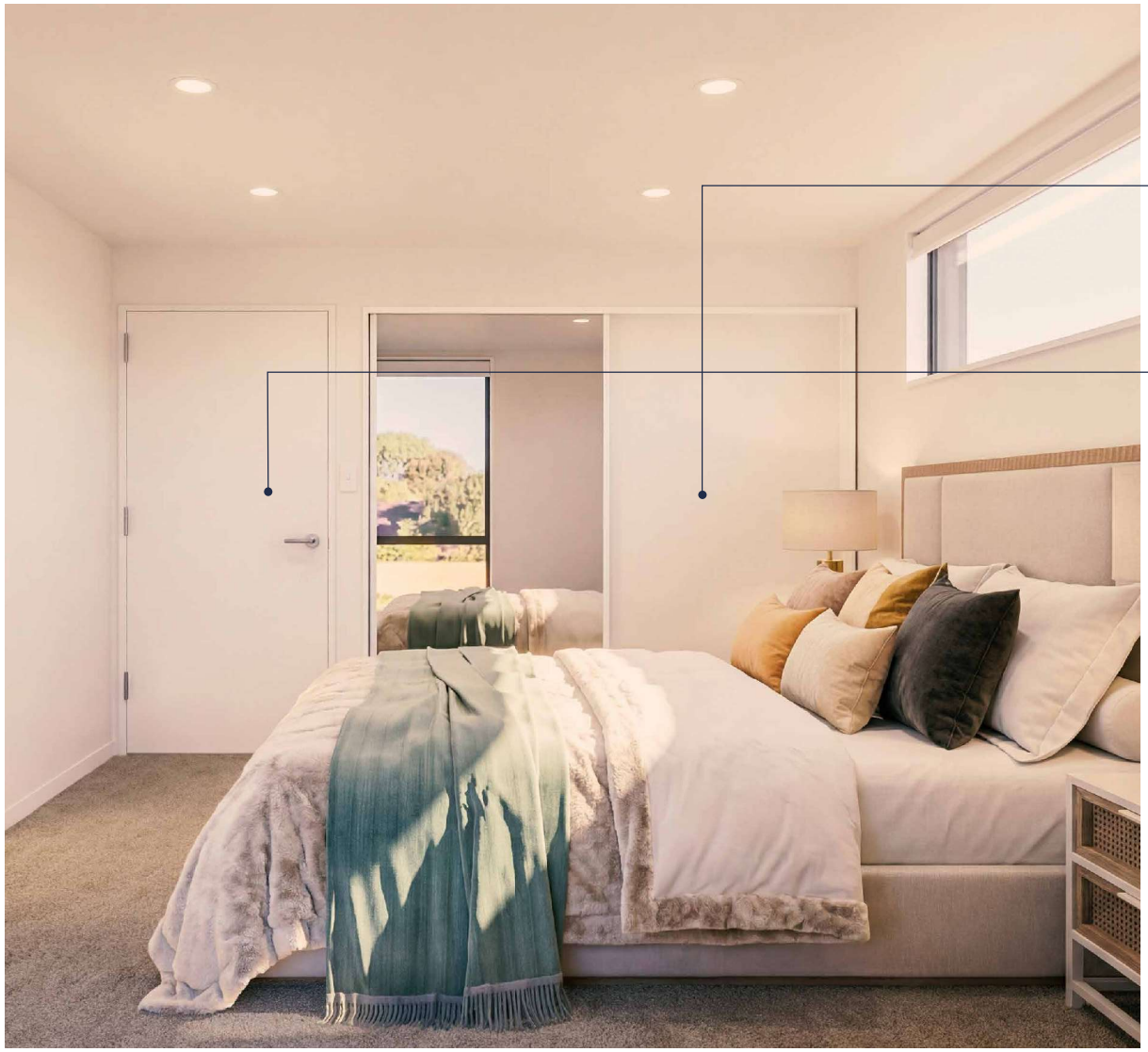
Avenue White Gloss Tile



Tapware

Tub Highrise Kitchen Mixer

Specification | Bedroom



Wardrobe and Door Joinery

Melamine Standard White
C/W Mirror Infill

Internal Doors

Flush Panel MDF (Hollow)
Aluminium White

Subject To Product Availability

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Specification | Exterior

The homes showcase a refined architectural aesthetic, complemented by quality materials and thoughtful detailing throughout.



34 Hillier Place

Subject To Product Availability

Steel

(Roof, Fascia, Gutter, Downpipe, Garage Door, Gate) Colorsteel Flaxpod

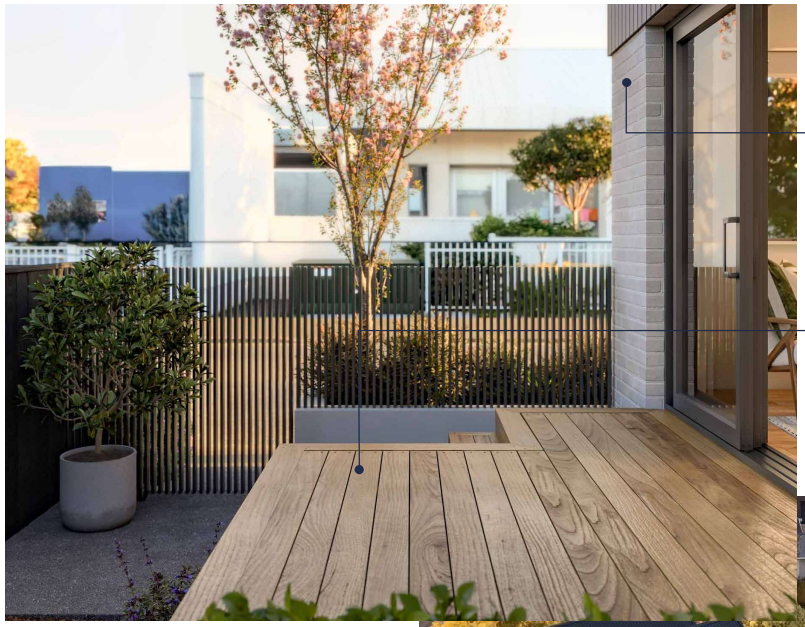
Joinery

(Window Joinery, Canopy and Entry Door) AEONOX Flaxpod

Cladding

BCG Lightweight Vertical Cladding (Stratum Duo) Resene Flaxpod

Specification | Exterior







Brick, Grouting

Brickworks – Origin Plus "Oat"

Grouting - Colour Matched



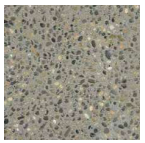
Decking

Garapa Decking



Services Areas

(Rear of Townhouses) Concrete



Driveway

Exposed Ag, Brushed Concrete

Subject To Product Availability

Specification

Item	Product Description
Kitchen	
Oven	Bosch Series 2 60cm Eco Clean B/L Oven
Stovetop	Bosch 60cm Ceramic C/Top Frameless
Dishwasher	Bosch B/U Dishwasher
Rangehood	Arisit 52cm SS 630M3/H U/Mount R/Hood
Sink	Acero Essex Single Sink DV102 (Under Bench)
Bathroom	
Frameless Glass – Shower Glass/Acrylic Base	Trim - chrome
Vanity – Single Tier Wall Hung	Southern Oak, Sierra Acrylic Solid Surface
Quarto Round Vessel Basin 360	White
Mirror	750m Front and Backlit Round LED Mirror c/w Demister
Toilet Suite	LSPEC CC BTW Toilet Suite
Rail Heater	Stainless Steel Ladder
Bathroom Heater	Stainless
Bathroom/Ensuite Tiles	Urban Mist 60x60
Bathroom Tapware	
Turoa Wall Mounted Mixer with Spout	Stainless Steel
Turoa Shower Rail	Stainless Steel
Turoa Shower Mixer	Stainless Steel
Turoa Toilet Roll Holder	Stainless Steel
Turoa Towel Ring	Stainless Steel
Turoa Pop Up Waste	Stainless Steel
Door Hardware	
Internal Door Handles	Windsor Futura Apex Passage Set (brushed nickel)
Front Door Handle/Lock	E-Lok Digital 805 Smart Lock
Internal Door Stops	Windsor 85mm Doorstop Concealed Skirting Fix
Stair Treadlights	Yes
Heating	
Heat Pump	Toshiba 6.9Kw High Wall Heat Pump
Laundry	
Slim Laundry Tub	All proof laundry laundry box U5 - full size laundry tub

Item	Product Description
Garage	
Garage Door	Apex Flat Panel Sectional Door – Colour Colorsteel Flaxpod
External Outside Lights – Up and Down	Black
External: Misc	
Extractor Grills	To suit exterior cladding
Gates	Fentech



Your Rental Assessment

34 Hillier Place, Spreydon **15 October 2026**

Thank you for the opportunity to provide a rental assessment on the properties listed below. After viewing plans and listing information I have compared this property to properties currently advertised, recently let and market rental statistics.

Based on this criteria, I believe that fair market rent is listed below on the basis the property is rented unfurnished and for a long term tenancy.

Units 1-4 | $545-$570
2 bedroom, 2 bathroom, 1 carpark

Unit 6 | $520-$550
2 bedroom, 1 bathroom, 1 carpark

If you have any questions or need further details, please contact **Tom Greene** on **021 400 790.**



Tom Greene
Business Development Manager
021 400 790
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Please scan the QR code to find out more

Why Choose Grenadier Rent Shop?

Experience You Can Trust
With extensive industry expertise and a proven track record, we ensure your investment is in the best hands. Our commitment to clear communication, attention to detail, and going the extra mile underpins our success.

New Build Specialists
Over 60% of our portfolio consists of newly constructed properties. Our tailored processes, systems, and software make managing new builds seamless, including any necessary work.

Marketing Excellence
Your property will stand out with high-quality photography and optimized listings. We upgrade all property listings as standard to maximise exposure and attract the best tenants.

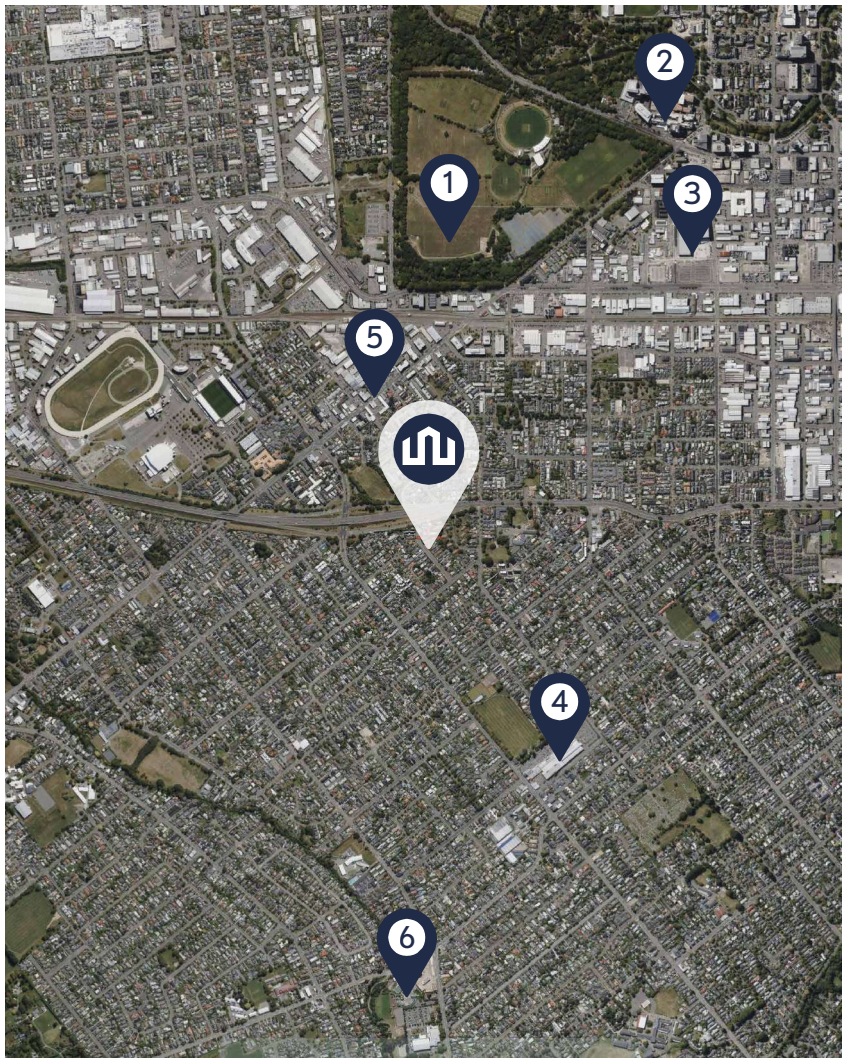
Dedicated Property Manager
You'll have one dedicated Property Manager supported by administrators, Business Development Managers, and the Management team, delivering personalized service with expert support.

Innovative Technology
We utilise industry-best technology to provide clear inspection reports, thorough compliance assessments, and proactive maintenance tracking.

Let us take the hassle out of managing your property while ensuring you get the best results.

This report has been prepared based on information reviewed by Grenadier Rent Shop. It provides an indication only of the amount the subject property may rent for and is not a registered valuation. The rental income estimate is on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation and policies. You acknowledge that the information on which this report is compiled is sourced from third parties and the owner of the property, and, as such Grenadier Rent Shop makes no representation and gives no warranty either express or implied in relation to this report or the accuracy of the information contained herein. In particular, Harcourts Grenadier Rent Shop does not warrant the accuracy, reliability, or completeness or authorised use of the information provided in this report and does not accept liability for any omissions, misuse, inaccuracies or losses incurred, either directly or indirectly, by any person arising from or in connection with the supply or use of the whole or any part of this report. This report is solely to provide information to the property owner and /or addressee. Any person, other than the property owner or addressee who relies on this report for any purpose does so in all respects at their own risk.

Location



34 Hillier Place

Located in the high-growth suburb of Spreydon, 34 Hillier Place offers a premium balance of urban vibrancy and residential tranquility. This boutique development is perfectly positioned for those seeking a modern, low-maintenance lifestyle with the very best of Christchurch at their doorstep.

Convenience is a hallmark of this address, with Christchurch Hospital and the expansive Hagley Park just a short commute away. Active residents will appreciate being minutes from the new Parakiore and Pioneer sports centres, while Centennial Park and the scenic trails of the Port Hills and Victoria Park offer world-class outdoor recreation nearby.

The location excels in leisure and lifestyle, providing effortless access to the Riverside Market, The Terrace, and the trendy cafes of Addington Village. With Barrington Shopping Centre nearby for everyday essentials and excellent transport links to the CBD, 34 Hillier Place represents a smart, long-term investment or a superior home in a proven Christchurch suburb.

1. Hagley Park	4. Barrington Shopping Centre
2. Christchurch Hospital	5. Addington Village
3. Parakiore Recreation & Sports Centre	6. Pioneer Recreation & Sport Centre

Why Choose Wilsons?

At Wilsons, we're passionate about delivering innovative solutions for living. Since our beginnings, as part of Christchurch's post-quake rebuild, we've been investing our time and expertise in enhancing the progress of Christchurch.

We believe that quality, integrity, and sustainability are the building blocks for successful projects and strong client relationships. Our team members have years of industry experience and a hands-on approach to every project.

When you work with Wilsons, you can have full confidence that we're committed to delivering an exceptional outcome.

Trusted Subcontractors

Carters	Canterbury Roofing
Base Construction	Electrical4U
Bromley Steel	Brickworks
Aquacraft Plumbing	Drainpro Drainage
WFD Contracting	Harvey Norman
Joinery Scene	New Style Blinds
NZ Frameless Glass	Dominion Floor


Cameron Bryant

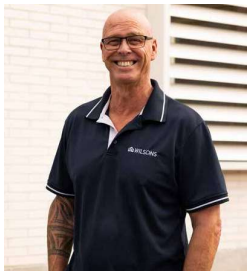

Micky Limmer


Shaun Hepburn

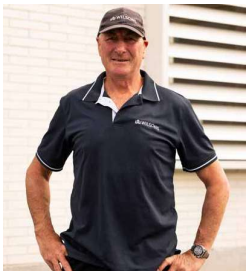

Pete Harding


Tess Hepburn


Nick Eagle


Rob Ainsworth


Jane Donnithorne


Warren Agnew

Contact Micky:
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Completed Developments



Harker Street



Lyttelton Street

Completed Developments



Redruth Street



Redruth Street

Images and renderings are for illustrative use only and may not represent the final, exact specifications. While we believe all information provided is reliable, we recommend conducting your own due diligence.

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