

FOR SALE

22A Princes Street, Cambridge

A Prince Among Streets

2 | 1 | 1 | 140 m²



Peter Matthews
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mynz home

About the home

CHATTELS

Blinds
Clothes line
Curtains
Drapes
Extractor fan
Fixed floor coverings
Heated towel rail
Household keys
Light fittings
Burglar alarm
Dishwasher
Range hood
Stove

JOINERY

Single glazed
Aluminium

GARAGING

Internal access
Lock up
Single

EXTERIOR

Brick
Cedar

ASPECT

Northerly

WATER

Town

AMENITIES

Close to schools
Close to transport
Fibre in street
Gas in street
Gas connected

ROOMS

Double bedrooms × 2
Sep. lounge
Study / office

WATER HEATING

Electric

DINING

Kitchen / dining
Open plan

LOUNGE

Sep. lounge

INSULATION

Ceiling
Walls

FLOORING

Carpet
Vinyl

ROOF

Corrugated iron

STOREYS

Single storey

SEWAGE

City

LEVELS

Level with road

LAUNDRY

Sep. laundry

HEATING / COOLING

Electric panel heater

KITCHEN

Standard

BATHROOM

Sep. bathroom
Sep. shower
Sep toilet

CEILINGS

Gib

CONDITION INTERIOR

Very good

FOUNDATIONS

Concrete

FENCING

Fully fenced

CONDITION EXTERIOR

Very good

VIEWS

Private

FRONTAGE

Right of way

SECTION CONTOUR

Level

As described by the owners. Please check the details.









RAMEN MEDIA

Floor Plan Created By Ramen Media. Measurements Deemed Highly Reliable But Not Guaranteed.

A Prince Among Streets









AT A GLANCE

Land	–	Floor	**140 m²**
Bedrooms	**2**	Bathrooms	**1**
Garaging	**1**	Built	**1989**
Rates	**$4,670**	Title ref.	**SA70B/136**
Legal	**Hse 1 Dps 54844, Lot 4 Dps 36830**		
Zoning	**Residential Zone A**		











Selling to buy?

mynzhome is a fully licensed New Zealand real estate agency, based in Cambridge. When you sell with us you pay one flat fee, which includes GST and all the marketing. There is no percentage.

$10,000 flat fee (commission)

$1,500
up front, for marketing: photography, Trade Me and realestate.co.nz

$8,500
on a successful sale. Nothing if it does not sell.

WHAT'S INCLUDED

- We have all the same accounts, memberships, qualifications and arrangements as any other agency.
- Professional photography, signage, and listings on Trade Me, realestate.co.nz and mynzhome.com.
- Industry-leading, proprietary software systems, custom written for mynzhome to ensure our service to you is second to none.
- Your own Owner Hub web portal: every enquiry, open-home visitor, offer and document, as it happens.
- The mynzhome flat fee includes owner-hosted open homes. We may be able to host some open homes for you, subject to availability.

AGAINST A PERCENTAGE COMMISSION (WHAT YOU COULD PAY)

SALE PRICE	TYPICAL COMMISSION	MYNZHOME	YOU SAVE
$700,000	$22,828	$10,000	**$12,828**
$950,000	$28,577	$10,000	**$18,577**
$1,100,000	$32,027	$10,000	**$22,027**

"Typical commission" is a commonly used New Zealand rate card: 3.95% on the first $300,000 and 2% on the balance, plus GST. $950,000 is the median Cambridge sale price over the last 12 months. Your own figure, and two other rate cards: mynzhome.com/whats-in-the-box.

What clients say

"Peter was great to work with. He went the extra mile, and our home sold very quickly. His communication was first class. He kept in touch regularly throughout the whole process. His fee was extremely reasonable. We give Peter our highest recommendation!"

A Cambridge vendor, June 2026

"Absolutely loved the app, and timeline feature. Very informative kept you up to date. Also the fact you could see all the views happening."

A Cambridge vendor, April 2026

What would yours sell for?

A written appraisal of your home, at no cost and with no obligation.

- Comparable sales chosen for your home.
- A realistic range, with the reasoning shown.
- About half an hour at your place, then the report in your Owner Hub within a few days.

"You were very quick to identify where our property sat in the current market. Once a market price was established the buyers started coming."

A Cambridge vendor, August 2026

Call **0274 905 383**, email **peter@mynzhome.com**, or scan the code on the back and tick "I'd like a free appraisal".

How to buy it

Just let me know what conditions you need (finance, a builder's report, a LIM report, the sale of your own home...) and I will prepare the agreement for you to sign. I will also need your lawyer's details and your current address. Every offer is presented to the vendors as soon as is reasonably possible.

See this home online

Scan with your phone's camera: the photos, the documents (Flyer, Title, Waipa Council snapshot) and a form to ask a question.

Register your interest

Leave your name and email and tick what you would like:

- Send me the documents
- I'd like a private viewing
- Keep me posted on this home
- I'd like a free appraisal of my own home

I will be in touch the same day.

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