

FOR SALE

31 Madison Street, Cambridge

ROOM TO GROW

4 | 2 | 2 | 224 m² | 815 m²



Peter Matthews

Licensed Agent, mynzhome Ltd

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mynz home

About the home

CHATTELS

Blinds
Clothes line
Drapes
Extractor fan × 2
Fixed floor coverings
Garage door remote × 2
Garden shed
Heated towel rail × 2
Household keys
Light fittings
Dishwasher
Range hood
Waste disposal unit
Cooktop/oven

JOINERY

Single glazed
Aluminium

FOUNDATIONS

Concrete

ROOF

Concrete tile

STOREYS

Single storey

SEWAGE

City

WATER

Town

AMENITIES

Close to schools
Close to shops
Fibre connected
Fibre in street

ROOMS

Double bedrooms × 4
Sep. lounge
Walk-in wardrobe

WATER HEATING

Electric

DINING

Open plan

LOUNGE

Sep. lounge

CEILINGS

Gib

CONDITION INTERIOR

Excellent

GARAGING

Double
Internal access
Lock up
Off street parking

EXTERIOR

Brick

ASPECT

Easterly
Northerly
Westerly

LEVELS

Level with road

LAUNDRY

Laundry in garage

HEATING / COOLING

Wood burner
Electric panel heater × 2

KITCHEN

Designer

BATHROOM

Ensuite
Sep. bathroom
Sep toilet

INSULATION

Ceiling
Walls

FLOORING

Carpet
Tiles

FENCING

Fully fenced

CONDITION EXTERIOR

Excellent

VIEWS

Street
Cul De Sac

FRONTAGE

Street

SECTION CONTOUR

Level

As described by the owners. Please check the details.









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

ROOM TO GROW









AT A GLANCE

Land	**815 m²**	Floor	**224 m²**
Bedrooms	**4**	Bathrooms	**2**
Garaging	**2**	Built	**2006**
Rates	**$5,164**	Title ref.	**240249**
Legal	**Lot 53 Dp 356114**		
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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