

FOR SALE

45 Kingdon Street, Leamington, Cambridge

45 Shades of Grey

4 | 2 | 2 | 190 m² | 551 m²



Peter Matthews

Licensed Agent, mynzhome Ltd

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About the home

CHATTELS

Blinds
Clothes line
Curtains
Drapes
Extractor fan × 2
Fixed floor coverings
Garage door remote × 2
Garden shed × 3
Heated towel rail × 2
Household keys
Light fittings
Dishwasher
Range hood
Waste disposal unit
Cooktop/oven

CONDITION INTERIOR

Excellent

GARAGING

Double
Internal access
Off street parking

CONDITION EXTERIOR

Excellent

ASPECT

Northerly
Westerly

WATER

Town

AMENITIES

Close to schools
Close to transport
Fibre connected
Fibre in street

ROOMS

Double bedrooms × 3
Single bedrooms
Walk-in wardrobe

WATER HEATING

Electric

DINING

Open plan

LOUNGE

Lounge / dining

CEILINGS

Gib

JOINERY

Double glazed
Aluminium

FOUNDATIONS

Concrete

ROOF

Metal tile

FEATURES

Decking

VIEWS

Private

FRONTAGE

Street

SECTION CONTOUR

Level

LAUNDRY

Laundry in garage

HEATING / COOLING

Heat pump
Ceiling fan

KITCHEN

Modern

BATHROOM

Comb. bathroom / toilet
Ensuite

INSULATION

Ceiling
Walls

FLOORING

Carpet
Vinyl

FENCING

Fully fenced

EXTERIOR

Brick

STOREYS

Single storey

SEWAGE

City

LEVELS

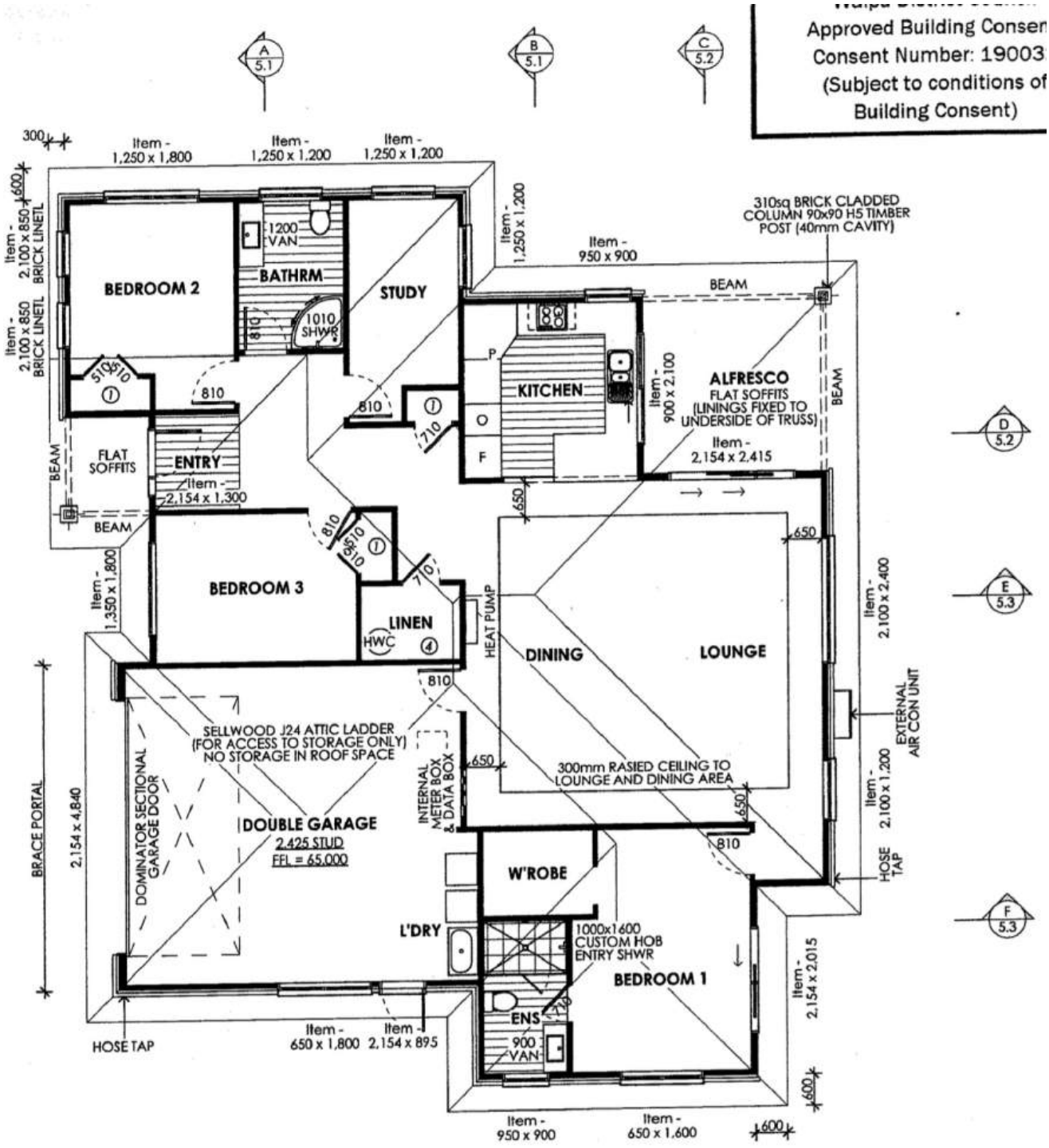
Above road

As described by the owners. Please check the details.








Approved Building Consen
Consent Number: 19003
(Subject to conditions of
Building Consent)
BEDROOM 2
BATHRM
1200 VAN
1010 SHWR
STUDY
KITCHEN
ALFRESCO
FLAT SOFFITS
(LININGS FIXED TO UNDERSIDE OF TRUSS)
310sq BRICK CLADDED COLUMN 90x90 H5 TIMBER POST (40mm CAVITY)
BEAM
FLAT SOFFITS
ENTRY
BEDROOM 3
LINEN
HWC
HEAT PUMP
DINING
LOUNGE
SELLWOOD J24 ATTIC LADDER (FOR ACCESS TO STORAGE ONLY) NO STORAGE IN ROOF SPACE
DOMINATOR SECTIONAL GARAGE DOOR
DOUBLE GARAGE
2.425 STUD
FFL = 65.000
INTERNAL METER BOX & DATA BOX
300mm RAISED CEILING TO LOUNGE AND DINING AREA
EXTERNAL AIR CON UNIT
HOSE TAP
W'ROBE
L'DRY
1000x1600 CUSTOM HOB ENTRY SHWR
BEDROOM 1
ENS
900 VAN
BRACE PORTAL
HOSE TAP
Item - 1,250 x 1,800
Item - 1,250 x 1,200
Item - 1,250 x 1,200
Item - 2,100 x 850 BRICK LINETL
Item - 950 x 900
Item - 900 x 2,100
Item - 2,154 x 2,415
Item - 2,154 x 1,300
Item - 1,350 x 1,800
Item - 2,100 x 2,400
Item - 2,100 x 1,200
Item - 2,154 x 2,015
Item - 650 x 1,800
Item - 2,154 x 895
Item - 950 x 900
Item - 650 x 1,600
2,154 x 4,840

45 Shades of Grey









AT A GLANCE

Land	**551 m²**	Floor	**190 m²**
Bedrooms	**4**	Bathrooms	**2**
Garaging	**2**	Built	**2019**
Rates	**$4,917**	Title ref.	**778009**
Legal	**Lot 37 Dp 507405**		
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, Improvements / extras, Title...) 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.

Peter Matthews

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