

FOR SALE

167 Marshland Road, Shirley, Christchurch 8061



Ideal First Home or Downsizer with Bonus Studio
ENQUIRES OVER \$575,000
Deadline Sale (Closing Monday 25th January 2026)

Key Property Features:

- 2 double-glazed bedrooms
- Bonus relocatable, double-glazed studio (ideal office / hobby / guest space)
- Approx. 645m² section, set back from the road
- Log burner, heat pump & Smart Vent system
- Modern kitchen + newly renovated separate laundry + toilet
- Flexible sunroom / dining / study space
- Long single garage + powered shed
- Excellent off-street parking & low-maintenance landscaped garden
- Handy location between The Palms & Home Base
- Schools, shops & public transport nearby

Perfect for first-home buyers, downsizers or those wanting extra space.

Get in contact for more information:
167marshland@gmail.com

