



Property Information Pack

16 Friend Street, Karori

Wellington 6012

Disclaimer: In all cases, interested parties should conduct their own verifications of the information in this document and the property described in it. This document does not purport to contain all information that a prospective purchaser may require. None of the owners make any representation or warranty as to the accuracy or completeness of the information in this document. All parties are urged to take legal advice before entering into any contract or agreement regarding the property described herein.

Sale Details

16 Friend Street, Karori is for sale by way of deadline sale (unless sold prior). Deadline closes on 10 April 2026

If you have any questions regarding the property or this document please contact Margaret on 028 419 7517 or 16FriendStreetKarori@gmail.com

Introduction

 **4**  **2**  **1**  **180m²**  **507m²**

A private, sunny and sheltered character home situated in one of Karori's most sought-after, family friendly, streets.

Features include:

- Private courtyard accessible from the living area via large french doors
- Light-filled open-plan living and dining
- Smeg and Bosch appliances in the kitchen
- Gas central heating
- 3 bedrooms, and home office or 4th bedroom all with fibre ports for internet access.
- 2 bathrooms
- Separate laundry
- Garage with internal access, as well as a garden shed.
- Plenty of interior storage
- Easy walking distance to Marsden Village, excellent local schools, amenities and public transport.

Karori is a premier, family-friendly suburb in Wellington, highly regarded for its safe, community-oriented atmosphere, top-tier schools (including Wellington Girls' and Wellington College zones), and proximity to nature. It features excellent amenities, such as the Zealandia, Karori Pool, Karori Park, Makara Peak Bike Park, and convenient local shops. As well as a multitude of sports clubs.

Marsden Village is a quick 4 minute walk away, where you will find the local 4 Square, pharmacy, Shelly Bay Baker cafe, Hell Pizza, and more. There is also the Marsden Village bus stop from which you, or the kids, can easily get to work or school. Wellington city is only 5.4kms away making it an easy commute by foot, bus, bike or car.

The Karori Shopping Centre is also a quick 7 minute walk away, where you will find supermarkets, Karori Library, Recreation Centre, and more.

This family home is in the school zone for some of the best schools in Wellington, including Karori Normal School, St Teresa's School (Karori), Wellington Girls' College, Wellington College and more (see full list below).

Property Details

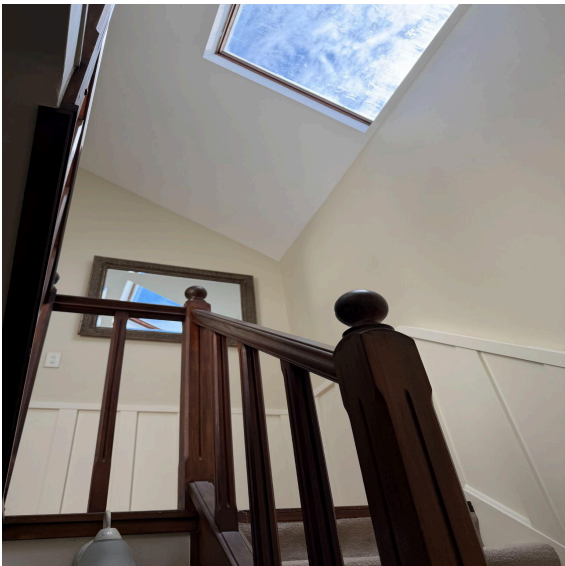
Certificate of title	WN422/28	Legal description	LOT 25 DP 7215
Rates	\$9,023.15 inc. GST as of March 2026		
Capital valuation (valuation date 1 Sept 2024)	Land Improvements Capital Value	\$740,000 \$570,000 \$1,310,000	
Land area	507 sqm more or less	Floor area	180 sqm more or less
Built	1940 -1949	Levels	Two
Bedrooms (four)	The master bedroom features a walk-in-wardrobe. Two bedrooms inside have built-in wardrobes and views of the garden. The office/fourth bedroom/study is located separately from the main house. All rooms have fibre ports for internet access.		
Bathrooms (two)	There is a bathroom on each floor of the house, both recently renovated and feature a shower, basin, and toilet.		
Kitchen	Open plan kitchen featuring SMEG double electric oven, gas cooktop and rangehood. Bosch dishwasher. In-sink-erator waste disposal unit.		
Living	Separate living room with french doors that access the private front courtyard. Open plan living/dining area with views of the garden.		
Outdoor living	Front and back patios which get morning and afternoon sun. Private back yard with lawn, flower and herb gardens. Located near Zealandia and the Karori Green Belt, there native birds that regularly visit the garden.		
Laundry	Separate laundry with a sink, access to the garden and has space for a washer and dryer.		

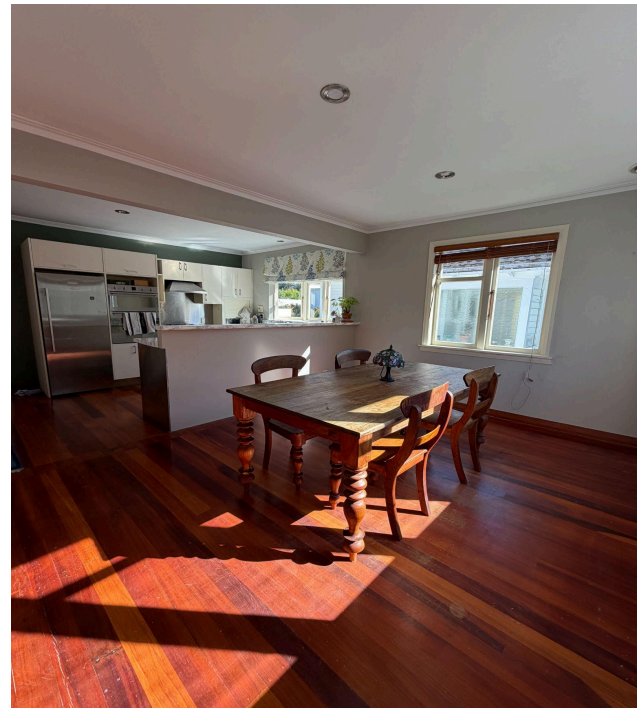
Garaging	Single car garage with internal access.		
Roof	Tile	Cladding	Wood weatherboard
Joinery	Timber windows with single glazing. Double glazed sky light in front hall.	Foundation	Timber piles with concrete footing
Insulation	Foam insulation (roughly 95% excludes all of garage) R7.0 Pink Batts in Ceiling R4 Pink Batts underfloor with groundcover	Heating	Gas Central Heating
Water supply	Mains	Hot water	Gas Infinity Heater
Effluent	Mains	Power	Mains
Zoning	Residential	Internet	Fibre
Nearest schools	Karori Normal School, Samuel Marsden Collegiate School, St Teresa's School (Karori), Altum Academy, St Mary's College (Wellington), Te Aho o Te Kura Pounamu, Wellington Girls' College, Queen Margaret College, Wellington High School and Com Ed Centre, Wellington College, St Patrick's College (Kilbirnie) Source: https://www.educationcounts.govt.nz/find-school		
Chattels included	Fixed flooring covers, light fittings, double oven, cooktop, rangehood, dishwasher, waste disposal unit, central heating, blinds, curtains, 1 fixed mirror.		

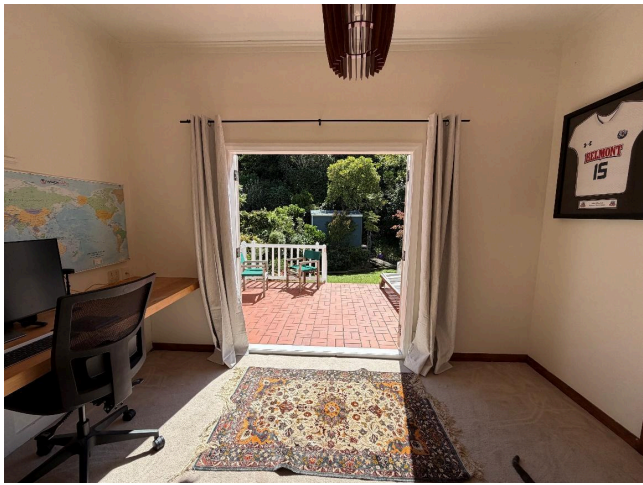
Location



Photo Gallery











Floor Plan



(Not in Position)

Appendices

Title



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**



R. W. Muir
Registrar-General
of Land

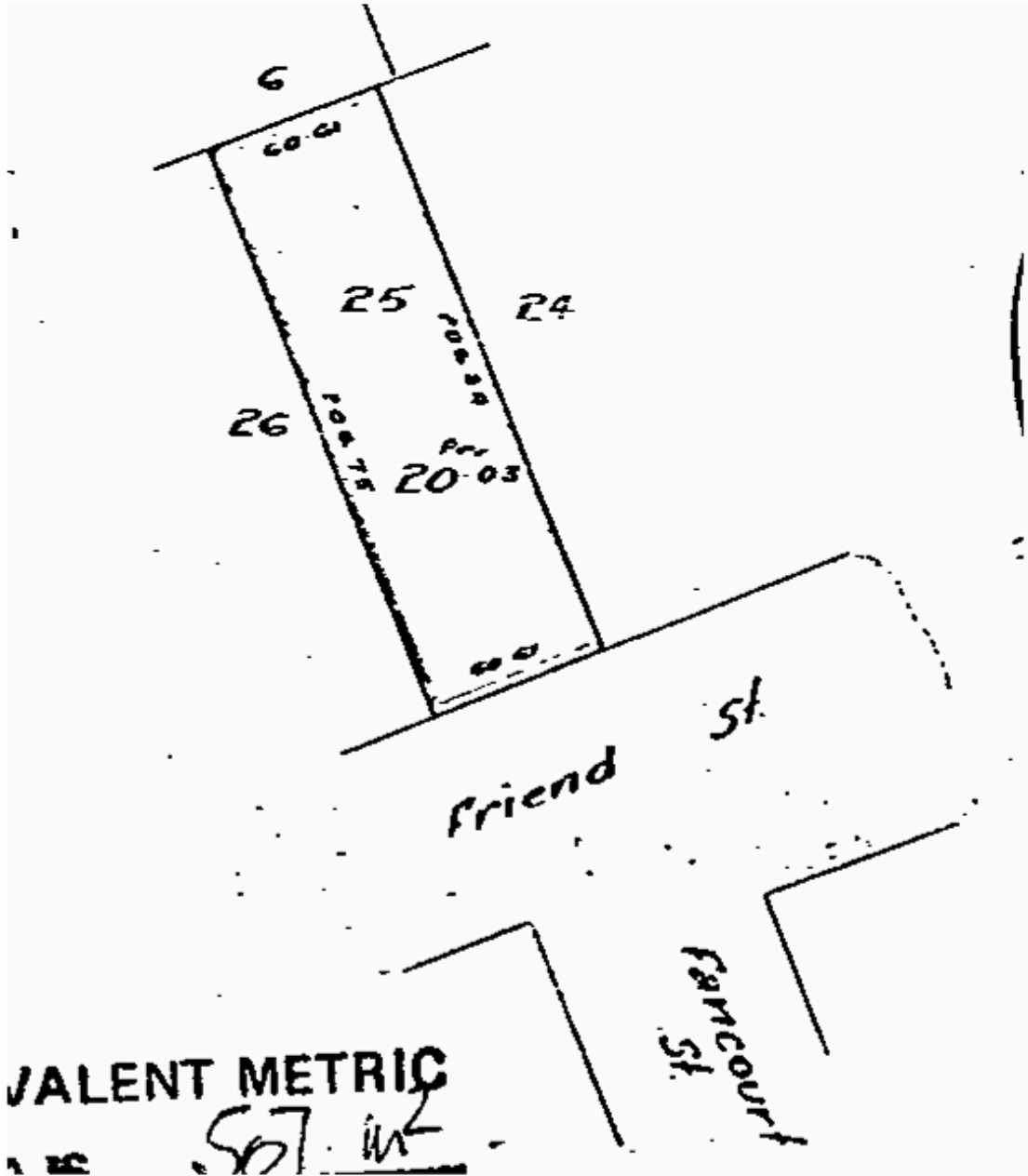
Identifier **WN422/28**
Land Registration District **Wellington**
Date Issued 29 October 1930

Prior References
WN326/294

Estate Fee Simple
Area 507 square metres more or less
Legal Description Lot 25 Deposited Plan 7215

Registered Owners
Margaret Wynne Johnson and Anthony Clayton

Interests
Fencing Agreement in Transfer 169354
1186 Order in Council imposing Building Line Restriction
6459795.2 Mortgage to (now) Westpac New Zealand Limited - 15.6.2005 at 9:00 am



EQC Claim Check

Source: <https://www.naturalhazardsportal.govt.nz/s/claims-map>



Information valid as at 11 Mar 2026 | [naturalhazardsportal.govt.nz](https://www.naturalhazardsportal.govt.nz)



 **16 Friend Street, Karori,
Wellington City 6012**
No settled NHC claims
From Jun 1997 to 25 Feb 2026

What NHC claims mean on a property

A property with an NHC claim is not necessarily a bad thing. In the Portal, if an NHC claim has been settled on a property, it means:

- there has been damage in the past from a natural hazard and a payment was made to settle the claim, or the repair was managed and completed by the Natural Hazards Commission (formally known as the Earthquake Commission)
- the property may have been restored to its previous state
- the building may have been demolished and rebuilt to current day standards, making it stronger and more resilient to future natural hazard events
- work may have been done to lessen the impact of future natural hazard events (for example building a retaining wall to hold back a potential landslide).

Properties without an NHC claim could still have natural hazard damage. The damage may not have been identified, or it could have been fixed at the owner's expense, without submitting an insurance claim.

Get more information about the claim(s)

The Portal provides the property address, NHC claim event date, NHC claim event type, and the NHC claim type of settled NHC claims from 1997 to present.

[Complete an Information Request Form](#) on the Toka Tū Ake website to find out more information about the claim or claims on this property.

Natural Hazards Commission Toka Tū Ake will respond in accordance with the Official Information Act (OIA), Privacy Act, Natural Hazards Insurance Act, or all (whichever is appropriate to your request) as soon as practicable and in any event no later than 20 working days of receiving your request.

Next steps:

- If you're considering buying a home that's had an NHC claim, find out more information on the [Natural Hazards Commission website](#).
- Find out more about natural hazards where you live by checking the [Natural hazards in your area](#) page.
- With or without an NHC claim, properties can have unrepaired natural hazard damage. To find out if your property, or a property you are considering buying, has unrepaired natural hazard damage, you can contact a [licensed building practitioner](#) to complete a building inspection.

Disclaimers

The information contained in this report was obtained under, and remains subject to, the Natural Hazards Portal Terms of Use. These can be viewed at <https://naturalhazardsportal.govt.nz/s/about/terms-and-privacy>.

Builders Report

Builder Reports available on request