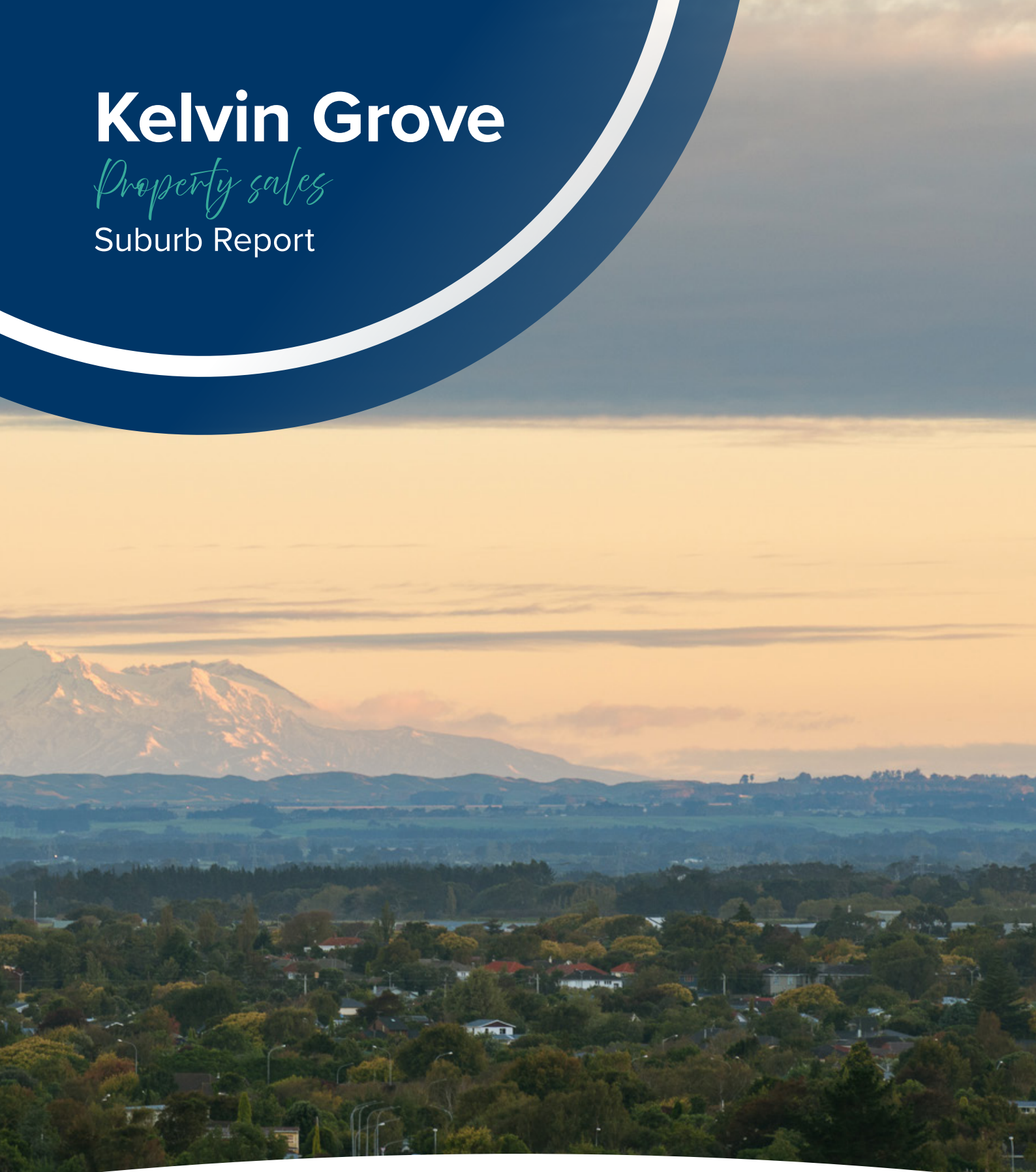


Kelvin Grove

Property sales

Suburb Report



watson
INTEGRITY

Welcome!

Welcome to our update on the Kelvin Grove suburb in Palmerston North! We hope this analysis of recently sold properties and the current market data helps you as a property owner or potential purchaser.

Kelvin Grove continues to be a popular area for buyers and there has been some fantastic sales results in the area recently. You'll see from our market snapshot that sale prices on average are up 5% over last year and up 14% in the last three years!

If you're interested in this area, or you'd just like more information on recent sales or market statistics then please give us a call, we're always happy to have a no-obligation chat about

anything property related! Alternatively, pop into our office on Broadway Avenue for a chat.

If you are thinking of selling your current home then do give us a call for a free market appraisal to see how the value of your home stacks up, you might be pleasantly surprised!



Why work with us?

Integrity is not just a part of our name; it forms the foundation of every action we take. As a local family-owned and run company, we stand behind everything we do.

We provide competitive commission rates, an unwavering service guarantee, and a dedicated team committed to guiding you through every step of the process. You're in good company, with Watson Integrity.

WATSON INTEGRITY SOLD PROPERTIES:



STATISTICS BASED ON REINZ DATA FROM THE PREVIOUS 12 MONTHS AS OF 29 JULY 2024



Median Sale Price



Days to Sell



Property Sales

Sale Price Trends:



Over The Last Year



Over The Last 3 Years

RECENT SOLD PROPERTIES IN KELVIN GROVE:

Address	Property Features	Sold Date	Rateable Value	Sale Price
22 Cleveland Heights	4 3	Jun-24	\$960,000	\$860,000
17 Daniel Place	4 2	Jun-24	\$1,000,000	\$895,000
15 Orlando Way	4 2	Jun-24	\$890,000	\$825,500
9 Morocco Terrace	4 2	Jun-24	\$1,340,000	\$1,135,000
46 Geneva Terrace	3 1	Jun-24	\$885,000	\$701,000
8 Wairau Place	3 1	May-24	\$715,000	\$565,000
52 Geneva Terrace	3 1	May-24	\$885,000	\$750,000
18 Suzanne Grove	3 1	May-24	\$730,000	\$615,254
124 B Roberts Line	3 1	May-24	\$560,000	\$525,000
5 Morocco Terrace	3 2	May-24	\$1,070,000	\$948,500
8 A Kaimanawa St	3 2	May-24	\$745,000	\$610,000
22 Anakiwa Street	3 1	May-24	\$735,000	\$618,000

YOU'RE IN **GOOD COMPANY**



Kelvin Grove

Suburb Report

Location

It is bounded on the North by the North Island Main Trunk Railway, Manawatu District and Milson, on the West by Palmerston North – Gisborne Line and Roslyn, the South by the Manawatu River and the East by James Line, and Whakarongo. Kelvin Grove has been the fastest growing area in the city with a multitude of new homes built in recent times. It has been earmarked for further future development by the Palmerston North City Council.

Points of Interest

- Distribution Centre and Industrial Area
- Peppertree Rest Home
- Milife Kelvin Grove
- Kelvin Grove Cemetery
- Countdown Supermarket
- Kelvin Grove Community Centre

Schools

- Cornerstone Christian School
- Whakarongo School
- Roslyn Primary School

Parks and Reserves

- Kaimanawa Park
- Celaeno Park
- Kelvin Grove Park
- Linklater Block
- Schnell Reserve
- Robert Reserve



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