

Waiuku 20 Stonehurst Avenue



Dean Peppiatt

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Licensed Real Estate Agent REAA 2008

Harcourts



PROPERTY DESCRIPTION



RENOVATED FAMILY LIVING - MUST SELL

Welcome to your dream home! Nestled down a quiet cul-de-sac with no through traffic, you will find this freshly renovated property. Completed with the intention of staying, but things have changed. High ceilings and large windows create a bright and inviting living space, tastefully designed to transform this 3-double bedroom property into the perfect first home opportunity. Larger than normal, this FREEHOLD site is packed with opportunity for the property and your family to grow together.

Move-in ready, your family has everything it needs for comfortable day-to-day living. Open plan kitchen, modern bathroom and spacious living area. These professional renovations allow you to enjoy the added convenience of the new ventilation system, fully insulated and closed woodfire place, you can

look forward to a warm and dry winter. Entertain your friends? No issues with a backyard BBQ and off-street parking. Potential room for a pool?

Across 809m² this private property has a large front and back garden. Packed with school lunch box fillers, fresh apples, oranges and plums grow in abundance from the trees. Back and stack the woodshed, and take the trailer to the door, a wheelbarrow is not required. Covered carport, a single lock-up garage and plenty of off-street parking, this house is ready for someone to make it a home.

Waiuku offers a lifestyle living most can only dream about! The opportunity to bring up a family in the "Kiwi outdoor style" is right at your door.

Set Date sale 7th March 2023 at 4:30 pm (unless sold prior)

For more information: www.harcourts.co.nz/pu230106

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PROPERTY DETAILS

20 Stonehurst Avenue, Waiuku



Property Type:	House	Kitchen:	Modern, Open plan, Dishwasher, Separate cooktop, Separate oven, Pantry and Finished in Laminate
Roof:	Tile and Steel Profile	Living area:	Open plan
Tenure:	Freehold	Main bedroom:	Double and built-in-wardrobe
Property condition:	Renovated	Bedroom 2:	Double and built-in-wardrobe
House style:	Bungalow	Bedroom 3:	Double and built-in-wardrobe
Garaging / carparking:	Single lock-up, Closed carport, Free standing	Main bathroom:	Bath, Separate shower, Exhaust fan, Heater
Construction:	Weatherboard	Laundry:	Separate
Joinery:	Aluminium	Views:	Urban
Insulation:	Floor, Ceiling	Aspect:	West
Flooring:	Carpet, Tiles and Other (Laminate)	Outdoor living:	Garden, BBQ area, Deck / patio
Window coverings:	Drapes	Fencing:	Fully fenced
Heating / Cooling:	Woodfire (Closed), Other (Ventilation System)	Grounds:	Backyard access, Tidy
Electrical:	TV points, TV aerial, Rewired (Fully rewired)	Garden:	Garden shed (No. of sheds: 1)
Chattels remaining:	Blinds, Fixed floor coverings, Light fittings, Dishwasher, Cooktop, Smoke Detector, Heated Towel Rail, Wall Oven, Drapes, Fireplace	Water heating:	Electric
		Water supply:	Town supply
		Sewerage:	Mains
		Locality:	Close to schools, Close to transport, Close to shops











FLOORPLAN - INDICATIVE ONLY





LOCAL COUNCIL INFORMATION



COUNCIL VALUATION

Rateable Value: \$690,000

Latest land value: \$590,000

Valuation as at date: 1 June 2021

Land area: 809 sqm (more or less)

Certificate of title number: NA13A/195

Legal description: Lot 17 DP 50653

Source: Auckland City Council

COUNCIL RATES

Valuation number: 12343344811

Total annual rates

\$1,711.39 (GST inclusive)

Statement of Passing Over Information

This information compilation has been compiled primarily by the collection, classification and summarisation of records, documents, representations and financial information ("compilation") supplied by the client or the clients agents.

Accordingly Port Realty Ltd is merely passing over this information as supplied to us the client or the clients agents. We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence and investigation into this information.

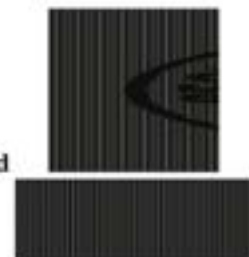
To the maximum extent permitted by law Port Realty Ltd does not accept any responsibility to any person for the accuracy or use of the information herein.

PROPERTY TITLE



RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD

Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017



Identifier NAI3A/195
Land Registration District North Auckland
Date Issued 01 December 1967

Prior References
NA2100/5

Estate Fee Simple
Area 809 square metres more or less
Legal Description Lot 17 Deposited Plan 50653

Registered Owners

Christopher Eric Parton as to a 1/2 share
Shae-Marie Morris as to a 1/2 share

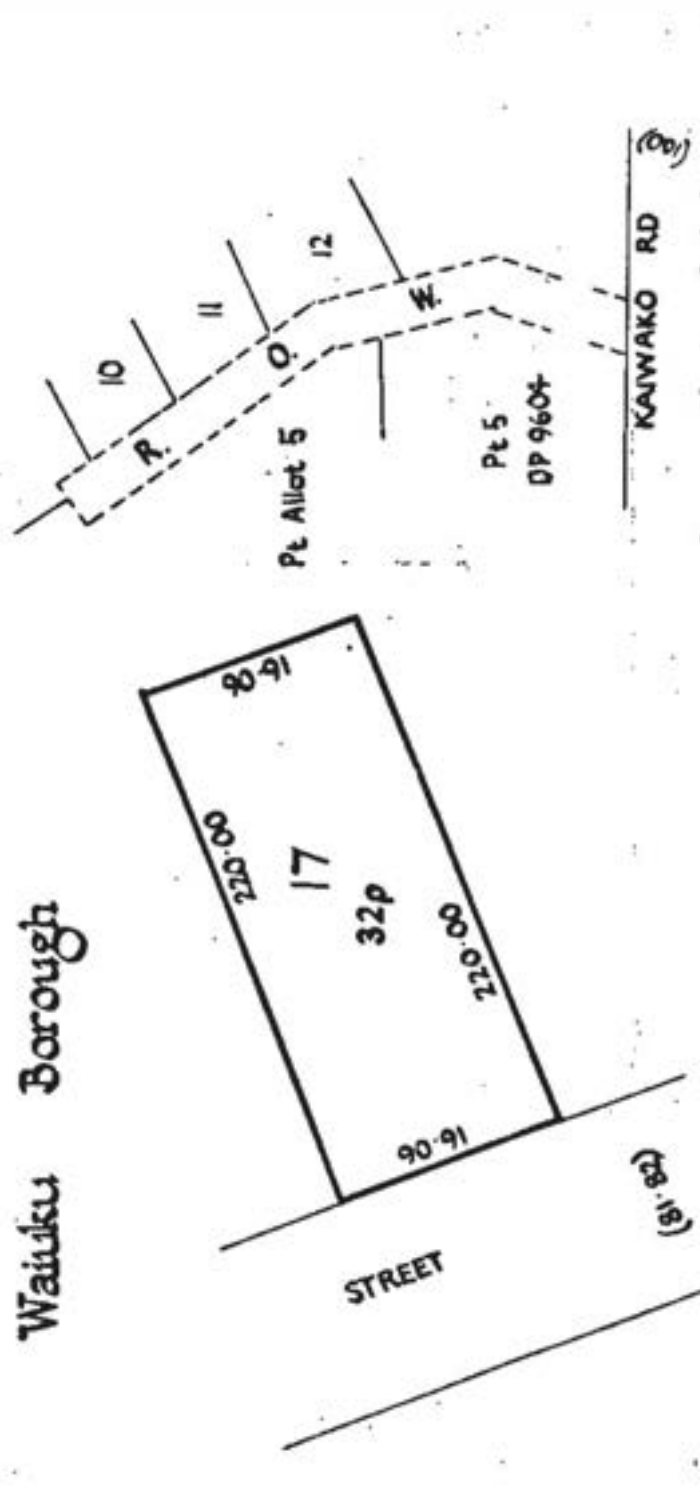
Interests

Appurtenant hereto is a right of way created by Deed 173374 (R113/91)
K97670 Building Line Restriction
12483186.2 Mortgage to Kiwibank Limited - 14.6.2022 at 8:07 am

PROPERTY TITLE

Identifier

NA13A/195



RENTAL APPRAISAL

20 Stonehurst Ave, Waiuku

Date 07 February 2023

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PPM

Rental Appraisal

\$545.00- \$590.00 per week or

\$28,340.00 - \$30,680.00 per annum

Property Details:



3



1



1



1



1

Comparable Properties

Recently let properties of a similar calibre within the locality of your property

Location	Bedrooms	Bathrooms	Price P/W
Victoria Street, Waiuku	3	1	\$550.00
Martyn Street, Waiuku	3	1	\$550.00
Campbell Street, Waiuku	3	1	\$580.00

Price Tier

Currently advertised properties of a similar calibre within the locality of your property

Location	Waiuku
Lowest	\$545.00
Median	\$560.00
Highest	\$590.00

Please understand that this is a **desk top appraisal only**. If you require a detailed appraisal for finance or actual rental, please contact property management and they will arrange a site visit. This appraisal will only be valid providing the property is up to Healthy Homes Standards in accordance with the Residential Tenancies Act 2016.

MBIE Market Rent Information : <https://www.tenancy.govt.nz/rent-bond-and-bills/market-rent>

For Further Information, Contact:



Tracey Briggs

027 373 1783

admin.ppm@harcourts.co.nz

DISCLAIMER It should be noted that the rental values quoted are relevant to the market at the time of conducting the appraisal and may change as market conditions fluctuate. This report has been prepared by your property manager based on information obtained, selected and/or reviewed by your property manager. It provides an indication only of the amount the subject property may rent for and is not a registered valuation. The rental income estimate is on the presumption that the applicable legislative requirements under the Residential Tenancies Act and other relevant legislation and policies. You acknowledge that the information on which this report is compiled is sourced from third parties and the owner of the property, and, to such extent, makes no representation and gives no warranty either express or implied in relation to this report or the accuracy of the information contained therein. In particular, Harcourts does not warrant the accuracy, reliability, or completeness or authorized use of the information provided in this report and does not accept liability for any omissions, errors, inaccuracies or losses incurred, either directly or indirectly, by any person arising from or in connection with the supply or use of the whole or any part of this report. This report is solely to provide information to the property owner and/or addressee. Any person, other than the property owner or addressee who relies on this report for any purpose does so in all respects at their own risk.

Dean Peppiatt

Residential Specialist



Dean has developed four successful startup businesses since arriving in New Zealand. National Sales Manager and working roles across the Telecommunications, Power, Fitness & Digital Marketing Industry. Dean has won awards and accolades for his sales results whatever industry he has turned his hand to.

Sales, Marketing & Online Marketing. Dean is able to call on his experiences to help his clients achieve the very best outcomes. With high standards, honest advice and a people first philosophy, Dean prides himself on delivering an amazing customer experience.

Originally from London (UK), Dean is proud to call New Zealand home, having settled here 8 years ago. A passionate skier/snowboarder, the Southern Alps drew Dean to New Zealand, settling in the beautiful Pukekohe.

You will often find him in the local gym especially during the football season, as an avid member of Pukekohe AFC. His passion for sports extends into our community with the aim to give back. Dean helped launch "Start Sport New Zealand" and continues to serve as a trustee to the charity. The goal is to help every child fall in love with sport has so far helped 1400 kids get into extra sports programs at local schools.

Spare time for Dean, the love for the outdoors and going on adventures with his rescue dog Rocket. Tramping NZ's great walks are on Dean's great adventures list, with personal favorites being the Wanganui River Journey, the Northern Circuit (Tongariro) in winter & the Cascade Saddle trek from Wanaka - Glenorchy.

The Key to Success is... hard work, trust, reliability, and the big one 'Customer Service' listening to the client and working together to make it happen

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