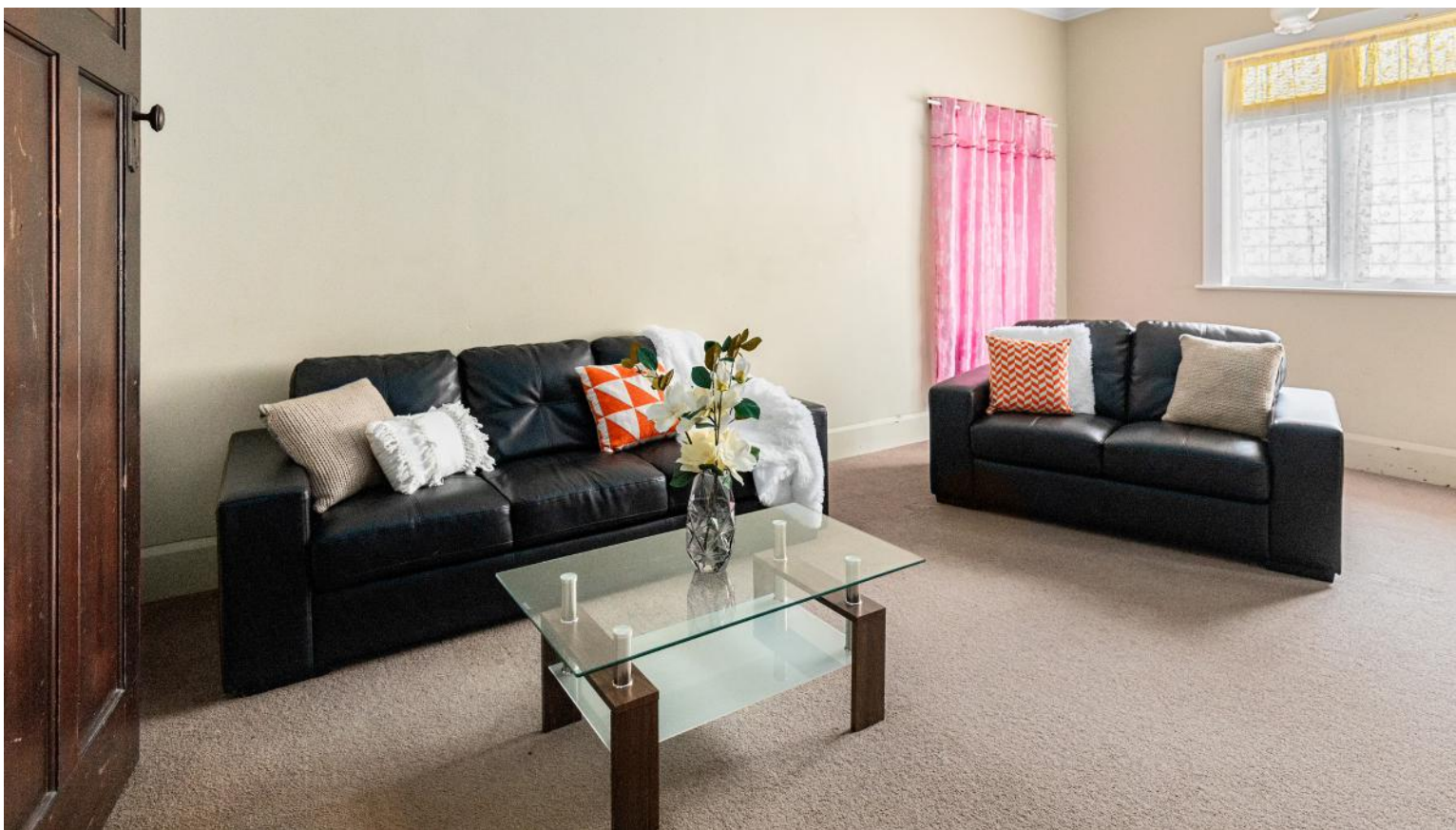


# Woodhill, 105 Maunu Road

Proudly marketed by Paul Sumich



Woodhill, 105 Maunu Road



## Forget Park Lane, Maunu Rd is where it's at!

When playing Monopoly, everyone is always trying to get to Park Lane and Mayfair, to buy those blue squares before anyone else. But that's not the best move.

The best idea is to grab where players land most often (It's the 3 orange ones in case you were wondering...) put houses up and collect the rent. Buy all three and get those houses up!

It's the same in real life as well.

The difference is that here on Maunu Rd, number 101, 103, and 105 already have the houses up. Two of them also have tenancies in place until April 2022, so you can buy and hold knowing you're all set. Over time, you might like to explore the subdivision or further development potential of having three properties side by side for a total land holding of approx 2,777qsm.

Or, if you're an active buyer and have been looking to get into something for yourself - then 105 Maunu Rd is empty and ready for you right now. You also have the option of buying 101 or 103 Maunu Rd and earn the income from the rent until April next year when they would be ready for you to move in.

Individual property details for 105 Maunu Rd:

1920's Roughcast Bungalow

4 bedroom

1 bathroom

150 sqm home on a 1,199sqm section

Currently vacant and ready for possession

Close to Te Mai shops, Hospital, and schools.

It doesn't matter if you prefer to play with the top hat, scottie dog, wheelbarrow, thimble, or boot, come along and play in the real world and get on the board.

Sorry the racecar is taken, that's my piece!

Welcome home.



**VIEW ON WEBSITE:** [www.harcourts.co.nz/WR38745](http://www.harcourts.co.nz/WR38745)

**PRICE ON PROPERTY:** Auction Fri 19 Nov 12:00 p.m. Level 2, 33-35 Robert St Whangarei (Unless Sold Prior)

**APPROX FLOOR AREA:** 150 sqm

**APPROX LAND AREA:** 1199 sqm

Woodhill, 105 Maunu Road

## Property Details

Property Type	House
Roof	Coloured steel
Tenure	Freehold
Property condition	Good
House style	Bungalow
Garaging / carparking	Garage, Off street
Construction	Roughcast
Joinery	Timber, Aluminium
Flooring	Timber and Carpet
Window coverings	Drapes
Chattels remaining	Fixed floor coverings, Light fittings, Stove, Rangehood, Drapes,
Kitchen	Standard, Upright stove, Rangehood and Finished in Laminate
Living area	Separate living
Main bedroom	Double
Bedroom 2	Double
Bedroom 3	Double
Bedroom 4	Double
Laundry	Separate
Views	Urban, City
Aspect	East
Outdoor living	Clothesline, Garden
Fencing	Partial
Land contour	Flat
Grounds	Backyard access
Water supply	Town supply
Sewerage	Mains
Locality	Close to schools, Close to transport, Close to shops
Video Tour URL	<a href="https://www.youtube.com/watch?v=9JpyzKWOFDc">https://www.youtube.com/watch?v=9JpyzKWOFDc</a>



# Property Photos



Woodhill, 105 Maunu Road

# Property Title



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Limited as to Parcels  
Search Copy**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** NA521/297  
**Land Registration District** North Auckland  
**Date Issued** 24 March 1930

**Prior References**  
DI 9B.390

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**Estate** Fee Simple  
**Area** 1199 square metres more or less  
**Legal Description** Lot 5 Deeds Plan 450  
**Registered Owners**  
T D Hang Limited

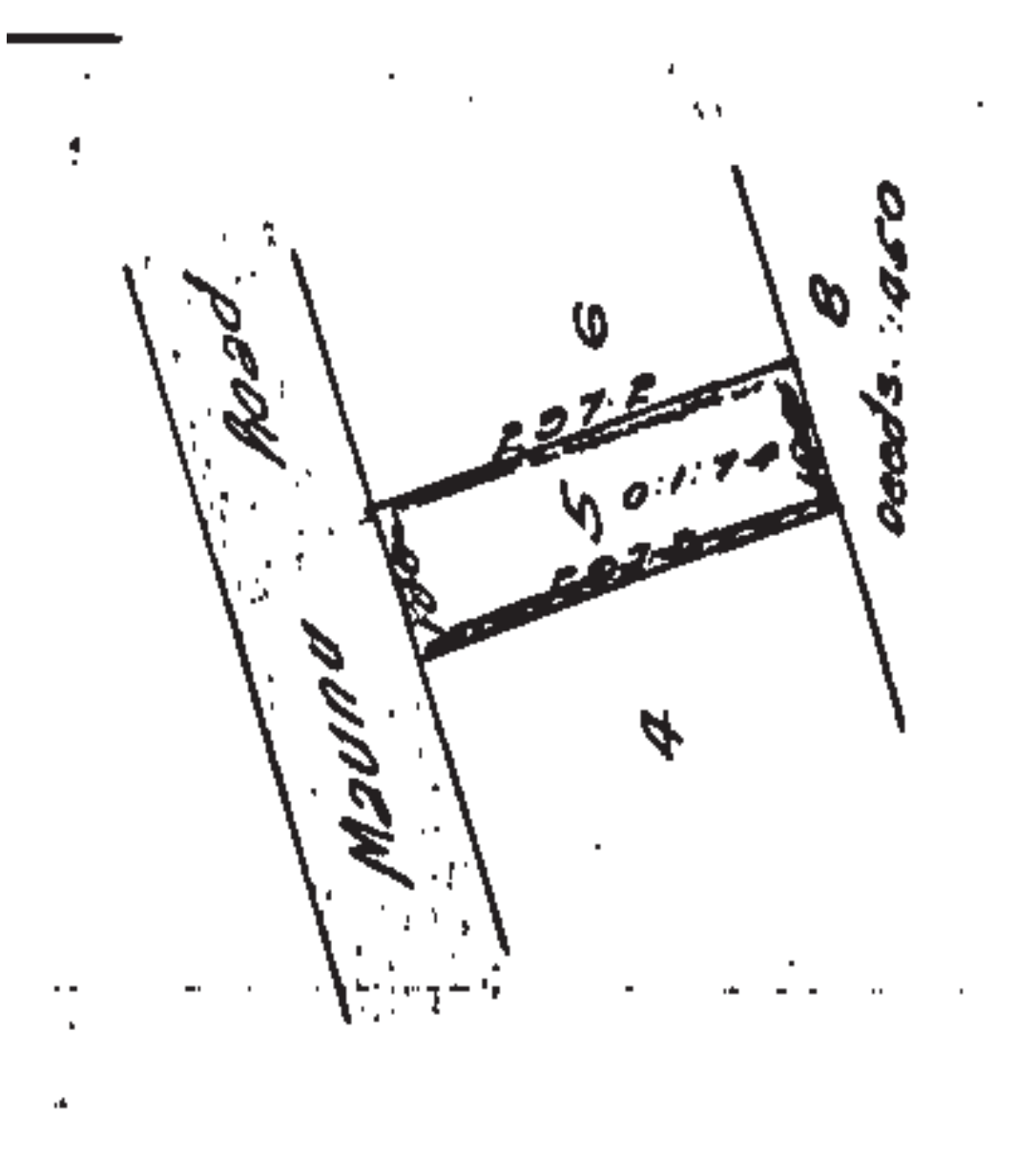
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**Interests**  
Fencing Agreement contained in Conveyance 313496 (R393/316)  
10165345.9 Mortgage to Bank of New Zealand - 28.8.2015 at 4:41 pm

# Property Title

Identifier

NA521/297



## Property Rates

Legal Description:	LOT 5 PLAN 450B
Assessment Number:	0074357600
Property ID:	20744
Address:	105 Maunu Road Whangarei 0110
View Maps:	<a href="#">WDC Maps</a> <a href="#">Google Maps</a>
Land Area (hectares):	0.1199
Capital Value:	\$405,000
Land Value:	\$219,000
Date of Valuation:	1 August 2018
Record of Title:	521/297
Floor Area (square metres):	150
Site Area (square metres):	150
Improvements:	
Land Use Code:	Residential Single Unit
Number of Units:	1
Property Category:	RD192C

### WDC

General Residential	Land Value	219000	\$563.66
	SUIPs	1	\$724.00
Sewage Disposal - Residential	Pans	1	\$803.00
<b>Total</b>	<b>Land Value</b>	<b>1</b>	<b>\$2,090.66</b>

### NRC

NRC - Regional Civil Defence & Hazard Management	SUIPs	1	\$37.88
NRC - Regional Council Services	SUIPs	1	\$132.69
NRC - Regional Economic Development	Land Value	219000	\$5.26
NRC - Regional Emergency Services Rate	SUIPs	1	\$11.84
NRC - Regional Flood Infrastructure	SUIPs	1	\$31.19
NRC - Regional Land and Fresh Water Management	Land Value	219000	\$83.11
NRC - Regional Pest Management	SUIPs	1	\$76.40
NRC - Regional River Management - General Catchment Area	SUIPs	1	\$42.22
NRC - Regional Sporting Facilities	SUIPs	1	\$16.95
NRC - Regional Transport Rate	SUIPs	1	\$23.07
<b>Total</b>	<b>Land Value</b>	<b>1</b>	<b>\$460.61</b>
<b>Total</b>	<b>Land Value</b>	<b>1</b>	<b>\$2,551.27</b>



## Rental Appraisal

**Address:** 105 Maunu Road, Woodhill

**Rental Estimate:** \$520.00 - \$550.00 per week

4  1  1  1 

### Property Description

**Reason:** For Sale

**Additional:** Close to local shops and schools.



### Comparable Properties

Address	Bedrooms and Bathrooms	Rent per week
Maunu Road, Woodhill	4 Bedroom, 1 Bathroom	\$520.00
Western Hills Drive, Woodhill	3 Bedroom, 2 Bathroom	\$550.00
Fourth Avenue, Woodhill	3 Bedroom, 2 Bathroom	\$560.00

Having researched the above property and taking into consideration the market conditions, it is in our opinion that the property would achieve a weekly rent in the vicinity of **\$520.00 - \$550.00 per week**

**Disclaimer:** This report is a market appraisal and does not purport to be a valuation, registered or otherwise. It provides an indication only of the amount the subject property may rent for. It has been prepared based on information provided by the owner and incorporates no warranty or guarantee as to the accuracy of the information which the owner has provided. The rental estimate is provided on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation, regulations and policies (including all Acts or Regulations in amendment, consolidation or substitution therefor). Your property may not be able to be rented if it is not compliant with the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016. Information about these regulations can be found here: <http://www.tenancy.govt.nz/assets/Uploads/Insulation-requirements.pdf>. 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.



Are you considering *purchasing* this home as an investment?

We are a highly experienced award-winning property management team who service the Whangarei area and would be delighted to manage your investment property.

We take property management seriously and our results speak for themselves.

**99.54% of our properties are tenanted**

**99.36% of our tenants pay their rent on time**

To ensure your investment property achieves to its full potential, contact Janet Pitman today.

**021 892 443 | [janet.pitman@harcourts.co.nz](mailto:janet.pitman@harcourts.co.nz)**

# Auction Terms



Fifth Edition 2020

## PARTICULARS AND CONDITIONS OF SALE OF REAL ESTATE BY AUCTION

This form is approved by the Real Estate Institute of New Zealand Incorporated and by Auckland District Law Society Incorporated.

<b>AUCTION DETAILS</b> Auctioneer: Neil Newman Auctions Limited  Place of Auction: Level 2, 33-35 Robert St, Whangarei  Date and Time of Auction: 19/11/2021 12:00 p.m. Unless Sold Prior  Licensed Real Estate Agent acting for Vendor: Optimize Realty Ltd  <b>Vendor:</b> Hang Rentals Limited - Khov Try Hang & Sodany Keat Hang as Directors
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The vendor is registered under the GST Act in respect of the transaction evidenced by this agreement and/or will be so registered at settlement:	<b>Yes/No</b>
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<b>PROPERTY</b> Address: 105 Maunu Road, Woodhill - Whangarei, Whangarei District, 0110			
Estate:	<b>FREEHOLD</b> <del>STRATUM IN LEASEHOLD</del>	<b>LEASEHOLD</b> <del>CROSS-LEASE (FREEHOLD)</del>	<b>STRATUM IN FREEHOLD</b> <del>CROSS-LEASE (LEASEHOLD)</del>
If none of the above are deleted, the estate being sold is the first option of freehold.			
Legal Description:			
<b>Area (more or less):</b> 1199 m <sup>2</sup>	<b>Lot/Flat/Unit:</b> 5	<b>DP:</b> 450	<b>Record of Title (unique identifier):</b> NA521/297

<b>TENANCIES</b> Name of Tenant(s): Vacant possession	<b>Yes/No</b>
Particulars of any tenancies are set out in Schedule 3 or another schedule attached to this agreement by the parties.	

### 1.0 Conditions of sale

1.1 The property and the chattels included in the sale are sold on these Particulars and Conditions of Sale, the General Terms of Sale and any Further Terms of Sale.
1.2 GST will be payable in accordance with the statement of the purchase price in the Memorandum of Contract.
1.3 The GST date is (subclause 14.0):
1.4 The settlement date is: 10th December 2021. Also see clause 23 in further terms
1.5 The interest rate for late settlement is 14 % p.a.

### 2.0 Conduct of auction

2.1 The property is offered for sale subject to a reserve price and, subject to the reserve price being met, the highest bidder whose bid is accepted by the auctioneer shall be the purchaser.
2.2 The auctioneer may nominate the sum by which the bidding can be raised.
2.3 The auctioneer may refuse any bid.
2.4 The auctioneer or the licensed real estate agent acting for the vendor in respect of the sale may submit a bid on behalf of any person. The auctioneer shall identify a person so acting before the commencement of bidding.
2.5 The vendor may bid personally, or by a representative, or through the auctioneer, provided that the bid is less than the reserve price. The auctioneer shall identify each vendor bid as it is made.
2.6 The vendor may withdraw the property at any time before it has been sold and without declaring the reserve price.
2.7 If a dispute arises concerning any bid, the auctioneer may determine the dispute or re-offer the property at the last undisputed bid.
2.8 The purchaser shall immediately on the completion of the auction: (a) sign the Memorandum of Contract, failing which the auctioneer may sign on behalf of the purchaser; (b) pay to the vendor's licensed real estate agent the deposit being 10% of the purchase price unless otherwise agreed; and (c) complete its GST information in Schedule 1, if applicable.

Release date: 16 July 2020

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## Your Agent Paul Sumich



Paul is not like other real estate agents. He is your total real estate advisor and negotiator, helping you with selling or buying property in Whangarei and surrounds. He is unapologetically competitive, with a tenacious spirit born from years of endurance sport and small business ownership, he is definitely someone that you want in your corner.

Delivering on every situation and getting the deal done, it's all about getting the best result for you.

Paul's passion for real estate stemmed from his experience with buying, and then renting out his first home.

"Home ownership is very exciting, and I want to help people with whatever stage of their real estate journey they're on" says Paul.

With his charismatic personality, unique way of marketing a property, and next level personal service, Paul is changing the way we do real estate in Whangarei, where he loves living.

Paul's desire to make things easier for people wishing to buy or sell real estate comes from a genuine passion for helping people.

Aside from spending time with his family, Paul loves to ride, run on many of the great off-road tracks here, and visit the many fantastic beaches. He also loves going out for coffee with his wife, reading, and supporting his kids at weekend school sports.

He has spent over 25 years owning and operating his own service based businesses, ranging from a cafe/ bike shop, to dog boarding kennels.

His sporting achievements include representing New Zealand internationally several times, 7 regional championship titles, 3 national championship titles, and a world masters games gold medal - across running, cycling, mountain biking, and triathlon.

"I think it's rare when someone finds something that fits their personality so well. I feel like I've had a life full of opportunities all leading me to real estate."

"I look forward to helping you secure this great property."

**YOUR**  
*Move*

**OUR  
DEDICATION**



Your **Harcourts**

Disclaimer: This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.