

Tikipunga, 11 Pararui Valley Road

Proudly marketed by Paul Sumich



Tikipunga, 11 Paranui Valley Road



Right here, Right now!

It's your chance to secure this great starter for your property plans. The Whangarei property market is having a late spring burst right now... But it wouldn't matter what is happening, because an elevated 100sqm 3 bedroom home with a garage on a roomy 900sqm section with future development potential - is ALWAYS in demand!

So you need to come and see this property, and buy it, before you have to rent it...

We haven't ignored you investors looking to add to your properties though. With a rental appraisal of between \$520-\$550/week - this could stack up nicely for you as well.

So future homeowners or current investors, it is game on to come and grab this Tikipunga property, add value to it, and make it your own.

Currently vacant and ready for possession

Walk to the end of the road and over the footbridge into the glorious AH Reed reserve and onwards to the Whangarei Falls

Welcome home.



VIEW ON WEBSITE:

www.harcourts.co.nz/WR38733

PRICE ON PROPERTY:

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

APPROX FLOOR AREA:

100 sqm

APPROX LAND AREA:

900 sqm

Tikipunga, 11 Paranui Valley Road

Property Details

Property Type	House
Property Features	Smoke alarms
Roof	Iron
Tenure	Freehold
Property condition	Fair
House style	Other (1950's home)
Garaging / carparking	Single lock-up, Off street
Construction	Composite Weatherboard
Joinery	Timber
Flooring	Carpet
Window coverings	Drapes
Heating / Cooling	Heat pump
Electrical	Satellite dish
Chattels remaining	Fixed floor coverings, Light fittings, Stove, Smoke Detector, Heat pump, Drapes,
Kitchen	Standard, Upright stove and Finished in Laminate
Living area	Separate living
Main bedroom	Double and Built-in-robe
Bedroom 2	Double
Bedroom 3	Single
Main bathroom	Separate shower
Laundry	Separate
Views	Urban, Bush
Aspect	West
Outdoor living	Entertainment area (Concrete), Clothesline, Garden
Fencing	Partial
Land contour	Sloping
Grounds	Tidy
Water heating	Electric
Water supply	Town supply
Sewerage	Mains
Locality	Close to shops, Close to schools, Close to transport



Property Photos



Property Title



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




R. W. Muir
Registrar-General
of Land

Identifier NA1118/266
Land Registration District North Auckland
Date Issued 17 August 1954

Prior References
NA1118/120

Estate Fee Simple
Area 900 square metres more or less
Legal Description Lot 2 Deposited Plan 40002

Registered Owners
Matthew James Hallberg, Robyn Shirley Hallberg and YHPJ Trustees (2014) Limited

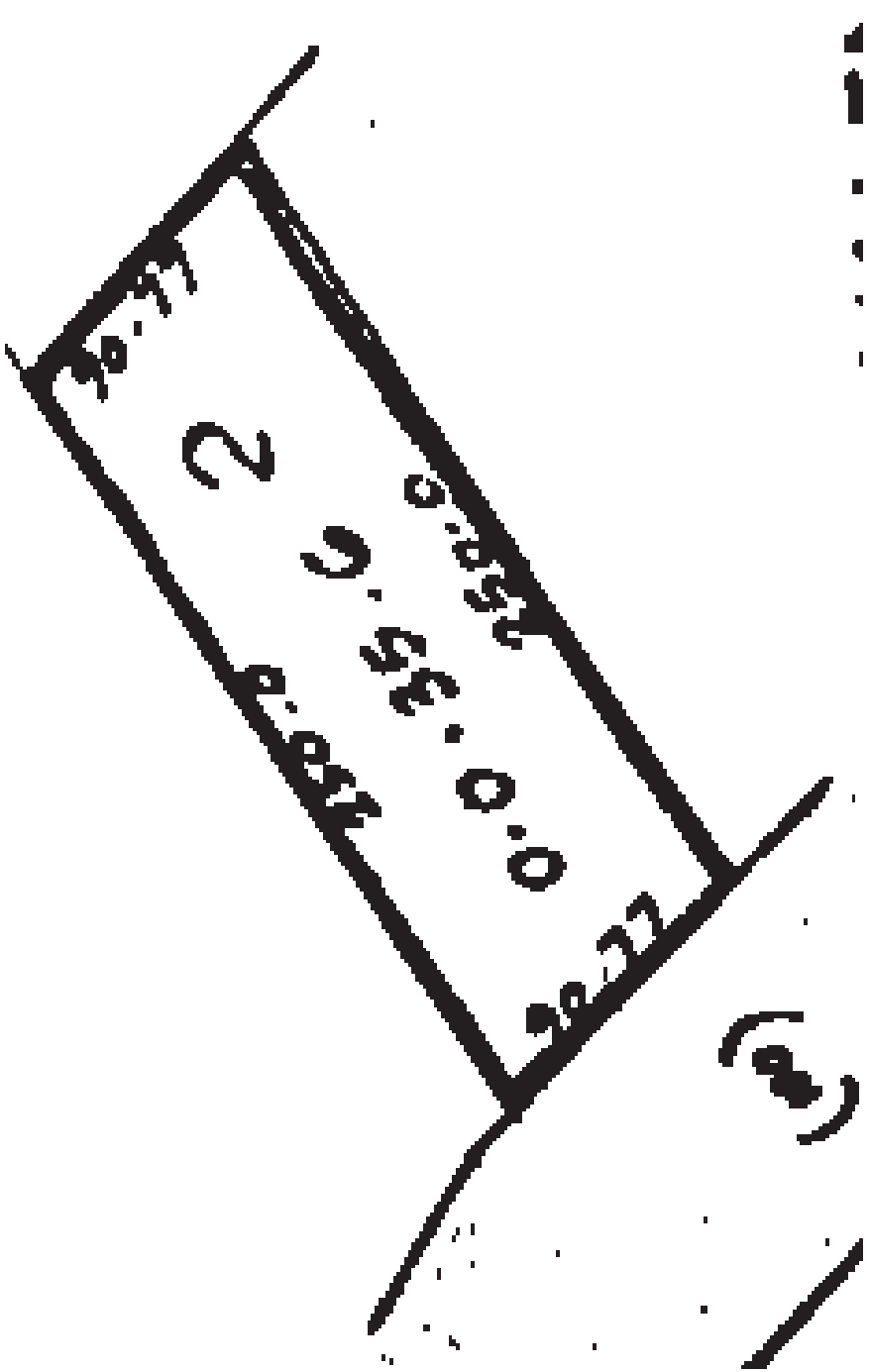
Interests

Excepting All mines and minerals in and under the said part Allotment 2 as excepted by Conveyance 220502 (R.207/138)
Subject to a mining easement over part created by Conveyance 220502 (R.207/138) (affects part Allotment 2 Parish of Whangarei)
Subject to Section 59 Land Act 1948 (affects part Allotment 171 Parish of Whangarei)
Fencing Agreement in Transfer 546017 - 17.8.1954
10216071.3 Mortgage to TSB Bank Limited - 16.10.2015 at 10:42 am
11112357.1 Variation of Mortgage 10216071.3 - 18.5.2018 at 3:08 pm

Property Title

Identifier

NA1118/266



Tikipunga, 11 Paranui Valley Road

Property Rates

Legal Description:	LOT 2 DP 40002
Assessment Number:	0073208500
Property ID:	17078
Address:	11 Paranui Valley Road Whangarei 0112
View Maps:	WDC Maps Google Maps
Land Area (hectares):	0.09
Capital Value:	\$405,000
Land Value:	\$179,000
Date of Valuation:	1 August 2018
Record of Title:	1118/266
Floor Area (square metres):	100
Site Area (square metres):	71
Improvements:	DWG OI
Land Use Code:	Residential Single Unit
Number of Units:	1
Property Category:	RD195B

<input type="checkbox"/> WDC			
General Residential	Land Value	179000	\$460.71
Uniform Annual General Charge	SUIPs	1	\$724.00
Sewage Disposal - Residential	Pans	1	\$803.00
Total	Land Value	1	\$1,987.71
<input type="checkbox"/> 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	179000	\$4.30
	SUIPs	1	\$11.84
NRC - Regional Flood Infrastructure	SUIPs	1	\$31.19
NRC - Regional Land and Fresh Water Management	Land Value	179000	\$67.93
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
Total	Land Value	1	\$444.47
Total	Land Value	1	\$2,432.18

Rental Appraisal

Address: 11 Paranui Valley Road, Tikipunga

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

3  1  1  1 

Property Description

Reason: For Sale

Additional: Close to local shops and schools.



Comparable Properties

Address	Bedrooms and Bathrooms	Rent per week
Heretaunga Street, Tikipunga	3 Bedroom, 1 Bathroom	\$520.00
Korau Road, Tikipunga	3 Bedroom, 1 Bathroom	\$530.00
Kiripaka Road, Tikipunga	3 Bedroom, 1 Bathroom	\$550.00

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

Auction Terms

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.

AUCTION DETAILS	
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	
Vendor: Matthew James Hallberg, Robyn Shirley Hallberg & YHPJ Trustees (2014) Limited as trustees for The Hallberg Investment Trust	

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:	Yes/No
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PROPERTY			
Address: 11 Paranui Valley Road, Tikipunga, Whangarei District, 0112			
Estate:	FREEHOLD	LEASEHOLD	STRATUM IN FREEHOLD
	STRATUM IN LEASEHOLD	CROSS-LEASE (FREEHOLD)	CROSS-LEASE (LEASEHOLD)
If none of the above are deleted, the estate being sold is the first option of freehold.			
Legal Description:			
Area (more or less): 900 m ²	Lot/Flat/Unit: 2	DP: 40002	Record of Title (unique identifier): NA1118/266

TENANCIES	Yes/No
Name of Tenant(s): Vacant possession	
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: <ol style="list-style-type: none"> sign the Memorandum of Contract, failing which the auctioneer may sign on behalf of the purchaser; pay to the vendor's licensed real estate agent the deposit being 10% of the purchase price unless otherwise agreed; and complete its GST information in Schedule 1, if applicable.

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.

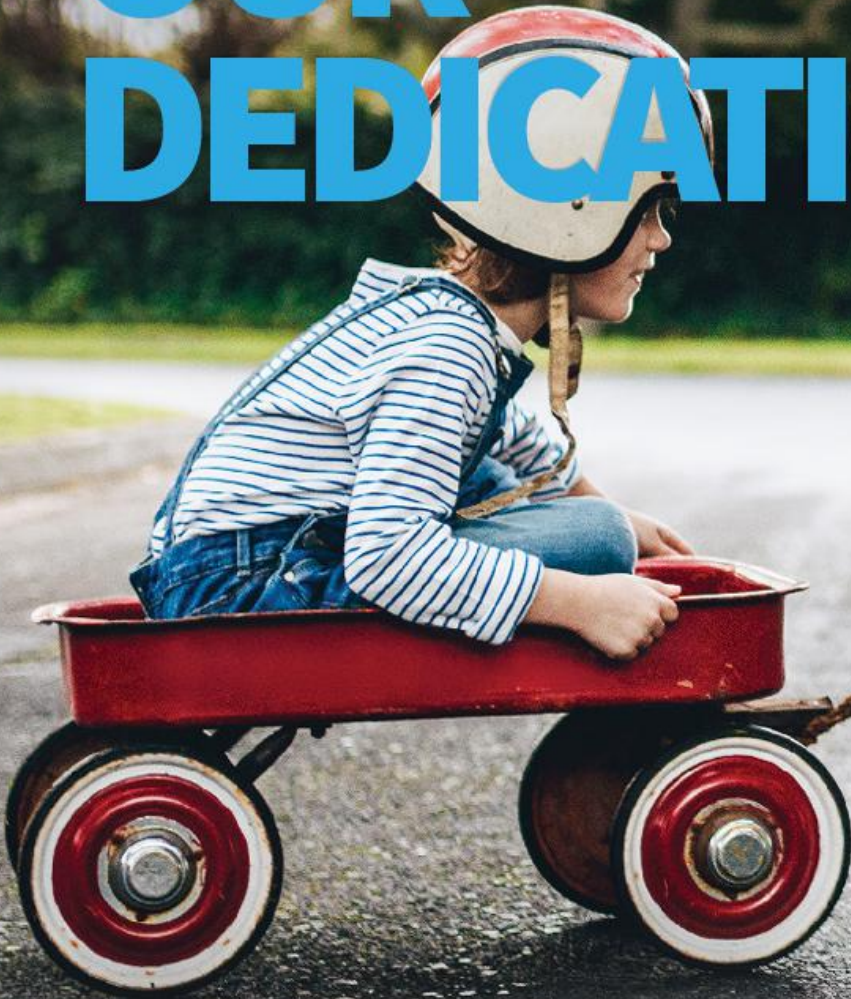
His sporting achievements include representing New Zealand internationally several times, 7 regional championship titles, 3 national championship titles, and a world masters games gold medal - across running, cycling, mountain biking, and triathlon.

"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**