



Regent 1 Drummond Street

Proudly marketed by Paul Sumich

Harcourts



THIS IS
THE ONE.



This spacious 3 bedroom period home is all about low maintenance living with a versatile 187sqm floor plan that can cater for families and those who like to live with everything at their fingertips.

Commanding the best of old and new with a welcoming facade, the entry leads into a high spec meticulous renovation designed for living in the now.

Down the wide entry hall with native timber flooring, you have the master bedroom with ensuite on one side, with the two other bedrooms and main bathroom on the other side. Leading to the kitchen with an island bench that flows seamlessly into the dining and living area forming a true heart of the house. All of this takes you out to a full length covered deck that can be enjoyed year round.

The carefully considered low maintenance backyard benefits from all day northern and westerly sun with fencing and hedging lining the side boundaries for privacy and greenery.

All of this combines to make it a real surprise knowing that you're living just moments from the centre of town.

For more info, go to - www.paulsumich.co.nz/1-drummond or call Paul on 021 606 460



VIEW ON WEBSITE: www.harcourts.co.nz/WR37228

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

APPROX FLOOR AREA: 187 sqm

APPROX LAND AREA: 703 sqm



Property *Details*

Property Type	House
Property Features	Security system, Smoke alarms
Roof	Coloured steel
Tenure	Freehold
Property condition	Renovated
House style	Bungalow
Garaging / carparking	Single lock-up, Auto doors (Number of remotes: 1), Off street
Construction	Weatherboard
Joinery	UPVC, Timber
Insulation	Walls, Floor, Ceiling
Flooring	Carpet, Tiles and Timber
Window coverings	Drapes, Net curtains, Blinds
Heating / Cooling	Woodfire (Closed), Ceiling fans
Electrical	Rewired (Fully rewired)
Chattels remaining	Blinds, Light fittings, Stove, Rangehood, Dishwasher, Burglar Alarm, Heated Towel Rail, Garage Door Remote, Smoke Detector, Curtains, Drapes, Garage Door Opener, Woodfire, Ceiling Fans,
Kitchen	Modern, Open plan, Dishwasher, Upright stove, Rangehood, Breakfast bar, Gas bottled and Finished in Other (Engineered Stone)
Living area	Open plan
Main bedroom	Double and Walk-in-robe
Ensuite	Separate shower
Bedroom 2	Double
Bedroom 3	Double
Main bathroom	Bath, Separate shower, Exhaust fan
Laundry	Separate
Views	Private, Urban
Aspect	North
Outdoor living	Entertainment area (Covered), Clothesline, Garden, BBQ area (with lighting and with power), Deck / patio
Lifestyle block details	Nearest Town/School Whangarei Boys and Girls High School. Whangarei Primary School
Fencing	Fully fenced
Land contour	Flat
Grounds	Manicured, Backyard access
Water heating	Electric
Water supply	Town supply
Sewerage	Mains
Locality	Close to shops, Close to schools, Close to transport
Virtual Tour URL	https://www.youtube.com/watch?v=9yE6HowCPn8
Video Tour URL	https://www.youtube.com/watch?v=9yE6HowCPn8

Property *Photos*



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 **NA525/5**
Land Registration District **North Auckland**
Date Issued 16 July 1930

Prior References
DI 8B.291

Estate Fee Simple
Area 703 square metres more or less
Legal Description Lot 14 Deeds Plan 54
Registered Owners
Shane Smith and Debbra May Smith

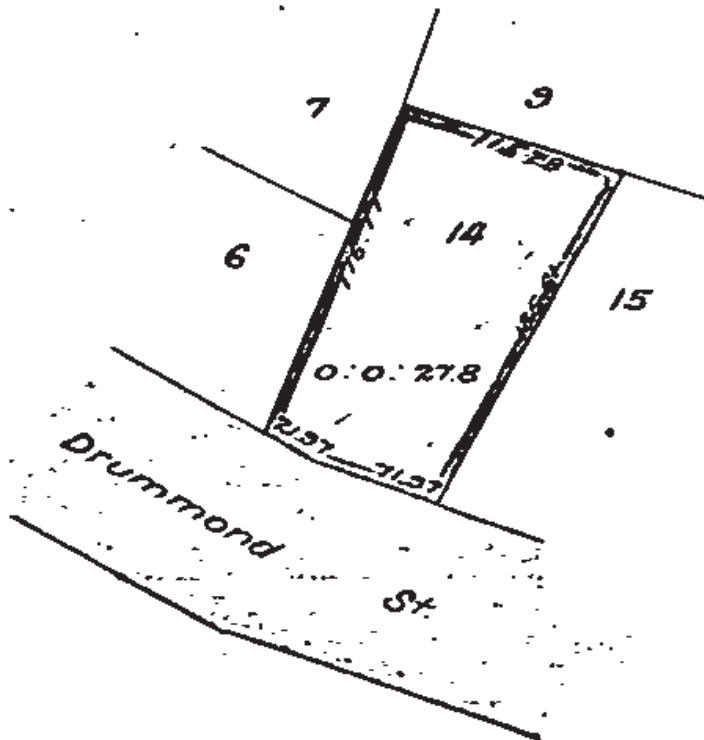
Interests
7851583.2 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies erosion, avulsion, alluvion, falling debris, subsidence, inundation (flooding) or slippage as natural hazards - 19.6.2008 at 9:00 am
11385132.3 Mortgage to ASB Bank Limited - 1.4.2019 at 1:57 pm

Property Title

Identifier

NA525/5

METRIC AREA IS



Property Rates

Legal Description(s): LOT 14 PLAN 54

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General Property Information

Assessment Number:	WDC0074113000
Property ID:	18657
Address:	1 Drummond Street Whangarei
Land Area:	0.0703
Capital Value:	\$621000.00
Land Value:	\$280000.00

The rates information provided below is based on rating values as at 1 August 2018.

These figures are the gross rates applied to the property and may not take into account any current applicable remissions.

If no rates breakdown appears on this property/document, it is assumed that it is a new property created by a subdivision and will apply from the following rating year. Where properties have been subdivided since 1 July, the rates details displayed may not apply to the new subdivided portion. If you are unsure call us on freephone 0800 WDC INFO (0800 932 46430 4200).

Information about the Northland Regional Council (NRC) rates for Whangarei District ratepayers can be found on their website.

[Northland Regional Council Rates](#) (opens in a new window)

You can view details about properties on our GIS Maps website.

[GIS Maps](#)

Rates Breakdown (up to 30 June 2021)

Description	Amount
General Residential	\$673.51
Uniform Annual General Charge	\$486.00
District-wide Refuse Management	\$191.00
Sewage Disposal - Residential	\$754.00
NRC - Regional Civil Defence & Hazard Management	\$21.44
NRC - Regional Emergency Services Rate	\$11.71
NRC - Regional Council Services	\$120.20
NRC - Regional Sporting Facilities	\$16.76
NRC - Regional River Management - General Catchment Area	\$43.52
NRC - Regional Transport Rate	\$23.20
	WDC :\$2104.51
	NRC :\$411.35
	Total \$2515.86

Disclaimer: Visitors to this site are advised that Whangarei District Council does not warrant the accuracy of this information and does not accept responsibility or liability for any action taken as a result of the use of part or all of this website, its content or any linked sites. This valuation information is provided as at 1 August 2018 and is used for rating purposes as from the commencement of subsequent rating years, i.e. 1 July 2019. It should not be used for property settlement purposes and contact should be made with the Whangarei District Council if such a figure is required.

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Floor Plan



1 Drummond Street, Regent, Whangarei

Approx. Gross Internal Floor Area 216.80 sq. m

This plan is for illustrative purposes only and should be treated as such. Any services, systems and appliances have not been tested and no guarantee as to their operability and efficiency can be given.
Plan by www.gawdygreen.co.nz ©

Rental Appraisal

Monday, 11 January 2021

Harcourts Just Rentals

Rental Estimate

1 Drummond Street, Regent,
Whangarei



Rental Estimate: \$600.00 - \$620.00 per week



3



2



1

Property Description

Current rent: Unknown (Not managed by Harcourts Just Rentals)

Last increase: Unknown (Not managed by Harcourts Just Rentals)

Reason: Unknown (Not managed by Harcourts Just Rentals)

Additional: Close to local shops & schools

Comparable Properties

Address	Bedrooms and Bathrooms	Rent per week
Kent Road, Regent	3 Bedroom, 2 Bathroom	\$630.00
Kent Road, Regent	3 Bedroom, 2 Bathroom	\$580.00
Vale Road, Riverside	3 Bedroom, 2 Bathroom	\$580.00

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 **\$600.00 - \$620.00 per week**

Your Agent



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."

A handwritten signature in dark blue ink that reads "Paul Sumich". The script is fluid and cursive.



Paul Sumich

Representing Your Home | Maximising Your Results



Thank you

Paul Sumich

Licensed Real Estate Salesperson

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Optimize Realty Ltd Licensed Agent REAA 2008