



Manna 20 Brenda Gardner Way



GET IN
BEFORE THE
JONESES...



In the area of Maunu, where the city meets the country, sits a barely 4 year old family friendly residence offering a rare opportunity to secure a great lifestyle in Maunu.

This 204sqm home is equipped with 4 large bedrooms - the master with ensuite and walk in. The high spec open plan kitchen leads into the large living room, opening out to the generous deck, perfect for those late summer evenings.

If the open plan living and great entertainers deck isn't enough, then the over 90sqm extra high double powered shed should be able to store all of the toys, with room to work on them.

All of this on a land area of 2,435sqm of flat volcanic soil, giving you and your family the space you need to live the lifestyle you deserve.

Keep in mind you are only this far from:

Maunu Primary school - 2.3km
Maunu Tennis club - 650 mtrs
Jolt Cafe - 3km
City centre - 7.5km

Pompallier College - 2.7km
Sherwood Golf club - 1.8km
Whangarei Hospital - 5km

With the balance of a 10yr master build guarantee transferable to the new owners, this is one to see.

Secure this great property and make sure it will be the Joneses that are now having to keep up with you...

Welcome home.

For more info, go to www.paulsumich.co.nz/20-brenda-gardner



VIEW ON WEBSITE:

www.harcourts.co.nz/WR37367

PRICE ON PROPERTY:

Auction Friday 5 Mar 12:00 p.m. Level 2, 33-35 Robert St, Whangarei (Unless Sold Prior)

APPROX FLOOR AREA:

204 sqm

APPROX LAND AREA:

2435 sqm



Property *Details*

Property Type	House
Roof	Longrun and Coloured steel
Tenure	Freehold
Property condition	Excellent
House style	Lifestyle
Garaging / carparking	Internal access, Double lock-up, Auto doors (Number of remotes: 2)
Construction	Brick
Joinery	Aluminium
Insulation	Walls, Ceiling
Flooring	Carpet and Tiles
Window coverings	Drapes, Blinds
Heating / Cooling	Heat pump
Electrical	Satellite dish
Chattels remaining	Blinds, Light fittings, Rangehood, Dishwasher, Garage Door Remote, Smoke Detector, Heat pump, Heated Towel Rail, Cooktop, Curtains, Wall Oven
Kitchen	Modern, Open plan, Dishwasher, Separate cooktop, Separate oven, Rangehood, Double sink, Breakfast bar, Pantry and Finished in Granite and Lacquer
Living area	Open plan
Main bedroom	Double and Walk-in-robe
Ensuite	Separate shower
Bedroom 2	Double and Built-in / wardrobe
Bedroom 3	Double and Built-in / wardrobe
Bedroom 4	Double and Built-in / wardrobe
Additional rooms	Other (Powered Shed)
Main bathroom	Bath, Separate shower, Exhaust fan
Laundry	In garage
Workshop	Separate
Views	Rural, Private
Aspect	North
Outdoor living	Entertainment area (Uncovered), Clothesline, Garden, BBQ area, Deck / patio
Fencing	Fully fenced
Land contour	Flat
Grounds	Backyard access, Landscaped / designer, Tidy
Garden	Garden shed (Number of sheds: 1)
Water heating	Electric
Water supply	Tank (size: 25,000 x 2)
Sewerage	Septic
Locality	Close to shops, Close to schools
Virtual Tour URL	https://www.youtube.com/watch?v=3OPYyyRLilg
Video Tour URL	https://www.youtube.com/watch?v=3OPYyyRLilg

Property Photos



Property *Title*



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




R. W. Muir
Registrar-General
of Land

Identifier 673452
Land Registration District North Auckland
Date Issued 19 December 2014

Prior References
NA107A/653

Estate Fee Simple
Area 2435 square metres more or less
Legal Description Lot 4 Deposited Plan 481012
Registered Owners
Sean Alan Graham Breckon and Gemma Ivka Reid

Interests

775617.1 Gazette Notice (NZ Gazette 7th August 1980 page 2348) declaring the adjoining State Highway No. 14 to be a limited access road - 1.10.1980 at 9.01 am

Appurtenant hereto are rights to convey water and transmit electricity specified in Easement Certificate D068332.6 - 15.11.1996 at 2.13 pm

Some of the easements specified in Easement Certificate D068332.6 are subject to Section 243 (a) Resource Management Act 1991(see DP 174535)

Appurtenant hereto is a right to transmit electricity and telecommunications created by Transfer D068332.7 - 15.11.1996 at 2.13 pm

The easements created by Transfer D068332.7 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey water for irrigation purposes over parts marked H & AL on DP 481012 in favour of Her Majesty the Queen created by Gazette Notice D327227.1 - 5.11.1998 at 11.28 am

D462281.2 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 14.12.1999 at 10.55 am

9909402.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 19.12.2014 at 10:47 am

Subject to a right to convey water over parts marked AK, AL, AM, AN & S on DP 481012 created by Easement Instrument 9909402.6 - 19.12.2014 at 10:47 am

Appurtenant hereto is a right of way and a right to convey water - storage for fire fighting created by Easement Instrument 9909402.6 - 19.12.2014 at 10:47 am

The easements created by Easement Instrument 9909402.6 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 9967413.1 - 9.2.2015 at 2:53 pm (Limited as to duration)

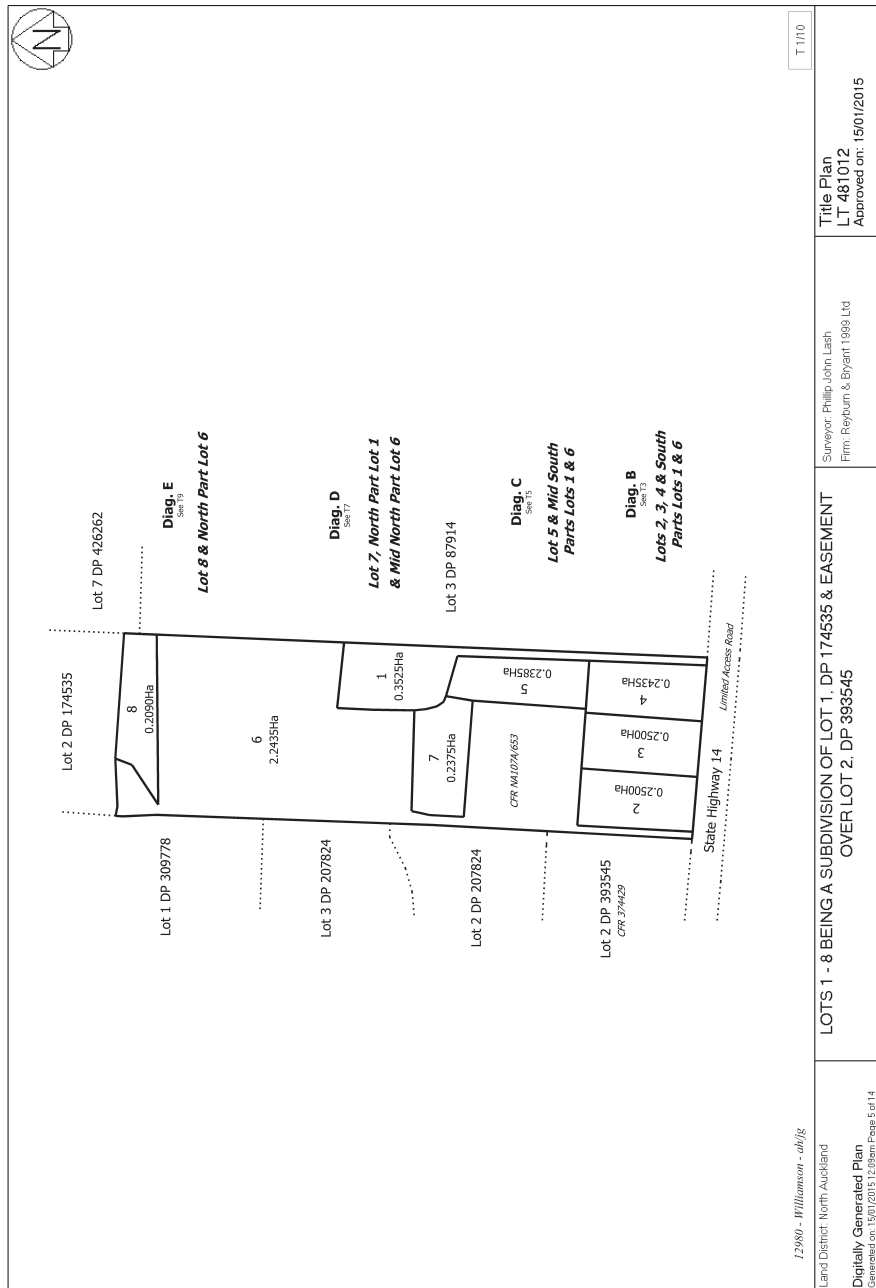
10371784.2 Mortgage to ANZ Bank New Zealand Limited - 1.4.2016 at 2:33 pm

11675394.1 Variation of Consent Notice 9909402.4 pursuant to Section 221(5) Resource Management Act 1991 - 14.2.2020 at 12:54 pm

Property Title

Identifier

673452



12980 - Williamson - ah/g

Land District: North Auckland

Digitally Generated Plan

Generated on: 13/01/2015 12:09:30pm Page 5 of 14

LOTS 1 - 8 BEING A SUBDIVISION OF LOT 1, DP 174535 & EASEMENT OVER LOT 2, DP 393545

T 1/10

Title Plan
LT 481012
Approved on: 15/01/2015

Surveyor: Phillip John Lash
Firm: Pejoun & Bryant 1989 Ltd

Property Rates

Legal Description(s): LOT 4 DP 481012

General Property Information

Assessment Number:	WDC0035010625
Property ID:	163860
Address:	20 Brenda Gardner Way (Pvt) Whangarei
Land Area:	0.2435
Capital Value:	\$825000.00
Land Value:	\$344000.00

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 rates 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 932 463) or (09) 430 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)

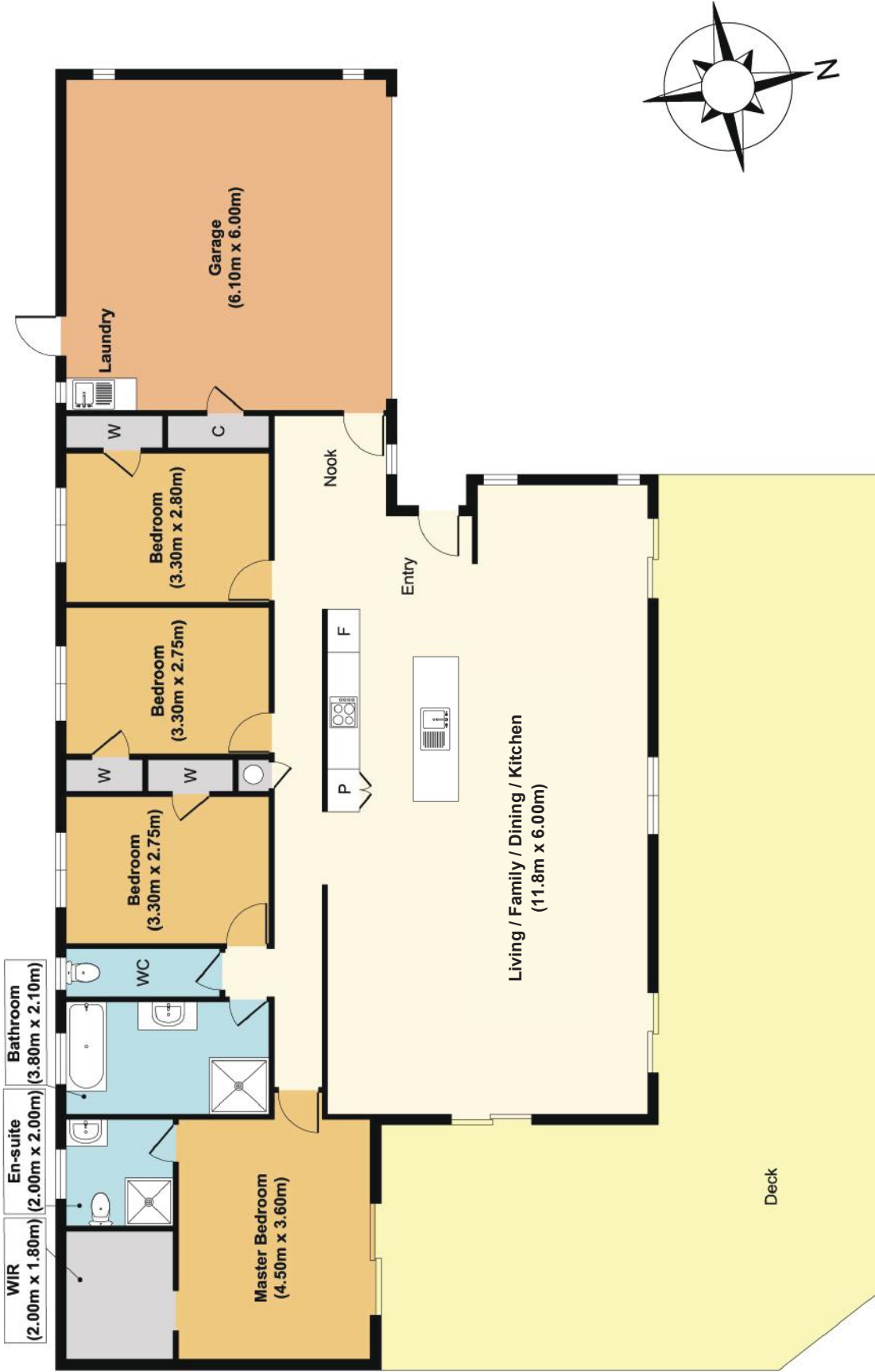
You can view details about properties on our GIS Maps website.

[GIS Maps](#)

Rates Breakdown (up to 30 June 2021)

Description	Amount
General Residential	\$827.46
Uniform Annual General Charge	\$486.00
District-wide Refuse Management	\$191.00
NRC - Regional Civil Defence & Hazard Management	\$21.44
NRC - Regional Emergency Services Rate	\$11.71
NRC - Regional Council Services	\$120.20
NRC - Regional Flood Infrastructure	\$27.05
NRC - Regional Fresh Water Management	\$67.63
NRC - Regional Infrastructure	\$8.26
NRC - Regional Land Management	\$31.44
NRC - Regional Pest Management	\$60.11
NRC - Regional Sporting Facilities	\$16.76
NRC - Regional River Management - General Catchment Area	\$43.52
NRC - Regional Transport Rate	\$23.20
	WDC :\$1504.46
	NRC :\$431.32
	Total \$1935.78

Floor Plan



20 Brenda Gardener Way, Maunu, Whangarei

Approx. Gross Internal Floor Area 206 sq. m

Rental *Appraisal*

20 Brenda Gardner Way, Maunu



Rental Estimate: \$640.00 - \$660.00 per week



4



2



4+

Property Description

Current rent: Owner Occupied

Additional: Stunning four-year-old family home, with four car garaging and in a sought-after suburb.

Comparable Properties

Address	Bedrooms and Bathrooms	Rent per week
Michel Colombon Close, Maunu	4 Bedroom, 2 Bathroom	\$650.00
Kereru Street, Maunu	4 Bedroom, 2 Bathroom	\$650.00
Taiko Place, Maunu	4 Bedroom, 2 Bathroom	\$620.00

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 **\$640.00 - \$660.00 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 signature is written in a cursive, flowing style.



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