

Kamo, 21 Ford Avenue

Proudly marketed by Paul Sumich



Kamo, 21 Ford Avenue



Two units for (less than?) the price of a house!

There are options here...

For first Home Buyers, with 2 x 1 bedroom units in Kamo West, and located just minutes to the village, now is the time to make a start on your property journey. Live in one, and rent the other one out to help cover your mortgage.

Yes it is a small block a little bit past its best, but in this price range and in this suburb, you can't have it all!

With one unit currently occupied, the other unit is ready to move straight into - with a few areas that could benefit from some attention.

With everything that the Kamo village has on offer just a short walk away, it's a super convenient location to be in.

Other highlights for you on both units:

- Practical layout with light and bright living spaces
- Spacious bedroom
- Separate lounge giving plenty of room to start out from
- One Bathroom with separate shower
- Solid construction
- Both units on one freehold title

Investors - This 2 x 1 bedroom block of units located in Kamo West will make for an excellent addition to your property portfolio. With an appraised rent of \$285-300/week per unit, the figures stack up for you to see solid returns of between 5-6% (gross) from this solid property.

The current tenant of one unit is happy to stay on, so make a savvy decision and get started now.

It just makes sense, it's solid buying in a solid location.

Welcome home.



VIEW ON WEBSITE: www.harcourts.co.nz/WR37564

PRICE ON PROPERTY: Auction Saturday 27 Mar 5:00 p.m. On Site (Unless Sold Prior)

APPROX FLOOR AREA: 120 sqm

APPROX LAND AREA: 632 sqm

Kamo, 21 Ford Avenue

Property Details

| | |
|-----------------------|---|
| Property Type | Block of units |
| Roof | Longrun |
| Tenure | Freehold |
| Property condition | Fair |
| Unit style | Hotel / strata, Number in block: 2, Number of levels: 1 |
| Garaging / carparking | Open carport, Off street |
| Construction | Block |
| Joinery | Timber |
| Insulation | Ceiling |
| Flooring | Timber |
| Window coverings | Drapes, Net curtains, Blinds |
| Electrical | TV aerial, Phone extensions |
| Chattels remaining | Blinds, Fixed floor coverings, Light fittings, Stove, Rangehood, Curtains, Drapes |
| Kitchen | Original, Open plan, Upright stove and Finished in Laminate |
| Living area | Open plan |
| Main bedroom | Double |
| Main bathroom | Separate shower |
| Laundry | In bathroom |
| Views | Urban |
| Aspect | North |
| Outdoor living | Clothesline, Deck / patio |
| Fencing | Partial |
| Land contour | Flat |
| Grounds | Overgrown |
| Garden | Garden shed (Number of sheds: 1) |
| Water heating | Electric |
| Water supply | Town supply |
| Sewerage | Mains |
| Locality | Close to shops, Close to schools, Close to transport |



Property Photos

Unit 1



Unit 2



Property Title



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




R. W. Muir
Registrar-General
of Land

Identifier NA7C/1074
Land Registration District North Auckland
Date Issued 15 December 1965

Prior References
NA1133/47

Estate Fee Simple
Area 632 square metres more or less
Legal Description Lot 1 Deposited Plan 55593

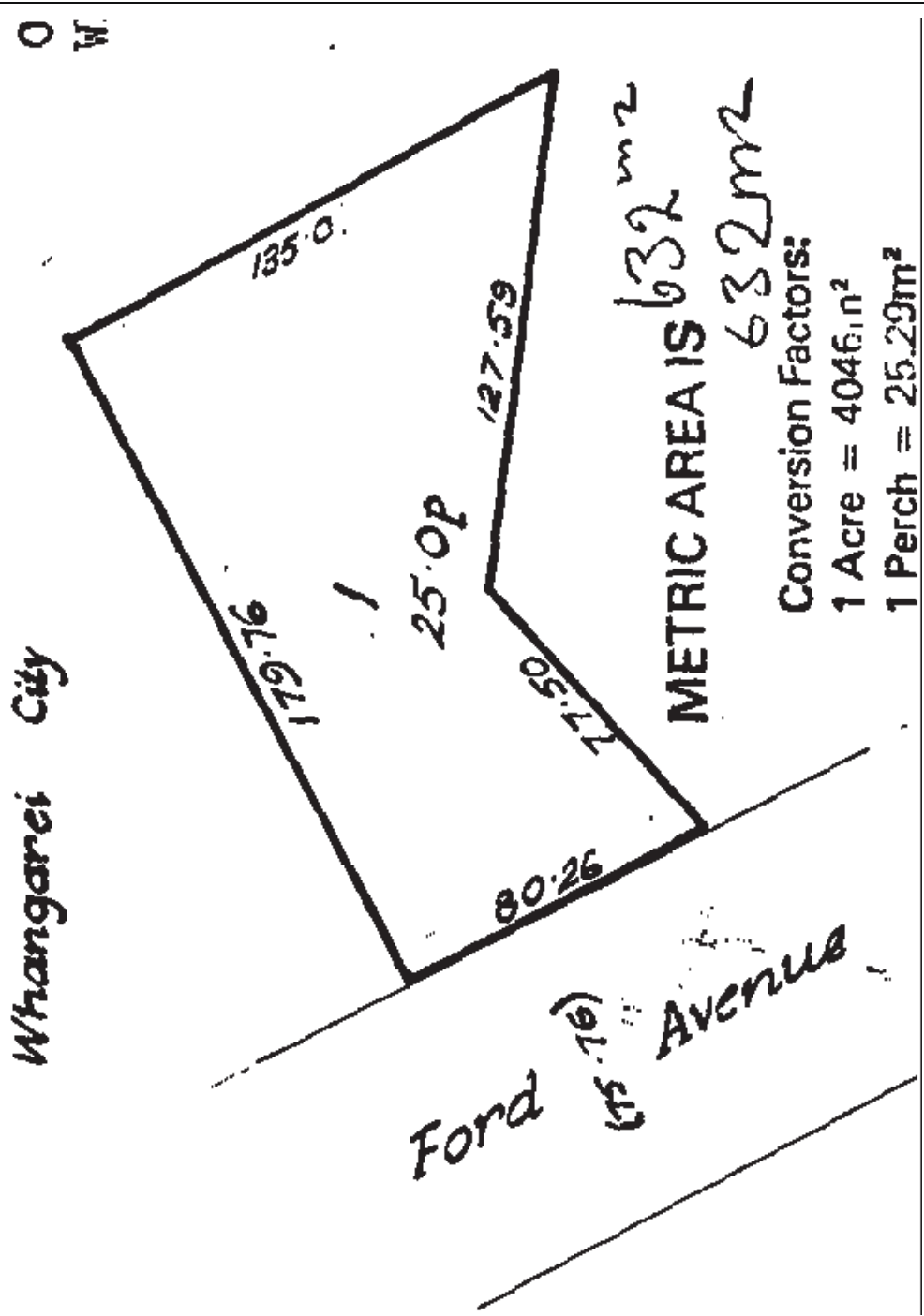
Registered Owners
Brendon John Hayward as Executor

Interests
K58895 Building Line Restriction
8087244.2 Mortgage to New Zealand Home Lending Limited - 11.3.2009 at 2:42 pm

Property Title

Identifier

NA7C/1074



Property Rates

General Property Information

| | |
|--------------------|---------------------|
| Assessment Number: | WDC0071114400 |
| Property ID: | 10945 |
| Address: | 21 Ford Avenue Kamo |
| Land Area: | 0.0632 |
| Capital Value: | \$440000.00 |
| Land Value: | \$220000.00 |

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 | \$529.19 |
| Uniform Annual General Charge | \$486.00 |
| Uniform Annual General Charge - Multi Units | \$486.00 |
| District-wide Refuse Management | \$191.00 |
| District-wide Refuse Management - Multi Units | \$191.00 |
| Sewage Disposal - Residential | \$1508.00 |
| NRC - Regional Civil Defence & Hazard Management | \$21.44 |
| NRC - Regional Civil Defence & Hazard Mgt - Multi Units | \$21.44 |
| NRC - Regional Emergency Services Rate | \$11.71 |
| NRC - Regional Emergency Services - Multi Units | \$11.71 |
| NRC - Regional Council Services | \$120.20 |
| NRC - Regional Council Services - Multi Units | \$120.20 |
| NRC - Regional Flood Infrastructure | \$27.05 |
| NRC - Regional Flood Infrastructure - Multi Units | \$27.05 |
| NRC - Regional Fresh Water Management | \$43.25 |
| NRC - Regional Infrastructure | \$5.28 |
| NRC - Regional Land Management | \$20.11 |
| NRC - Regional Pest Management | \$60.11 |
| NRC - Regional Pest Management - Multi Units | \$60.11 |
| NRC - Regional Sporting Facilities | \$16.76 |
| NRC - Regional Sporting Facilities - Multi Units | \$16.76 |
| NRC - Regional River Management - General Catchment Area | \$43.52 |
| NRC - Regional River Management - General Multi Unit | \$43.52 |
| NRC - Regional Transport Rate | \$23.20 |
| NRC - Regional Transport - Multi Units | \$23.20 |
| | WDC :\$3391.19 |
| | NRC :\$716.62 |
| | Total \$4107.81 |

Floor Plans



21 Ford Avenue, Kamo, Whangarei
 Approx. Gross Internal Floor Area 120 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 ©

Kamo, 21 Ford Avenue

Rental Appraisal

21 Ford Avenue, Kamo



Rental Estimate: \$285.00 - \$300.00 per unit per week



1



1



1

Property Description

Bedroom: 1

Bathroom: 1

Parking: 1 Carport

Additional: Both units are 1 bedroom and 1 bathroom. Units are approximately 60sqm each and is on one title. There are no garages, however, each unit has its own carport.

Comparable Properties

| Address | Bedrooms and Bathrooms | Rent per week |
|----------------------|------------------------|---------------|
| Kamo Road, Kamo | 1 Bedroom, 1 Bathroom | \$285.00 |
| Kamo Road, Kamo | 1 Bedroom, 1 Bathroom | \$300.00 |
| Tuhangi Street, Kamo | 1 Bedroom, 1 Bathroom | \$300.00 |

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 **\$285.00 - \$300.00 per week**

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."

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