

# Tikipunga, 23 Tapper Crescent

Proudly marketed by Paul Sumich



# Tikipunga, 23 Tapper Crescent



## It's Family First here!

This 110sqm home is equipped with 3 large bedrooms - the master with ensuite.

The house has just had a recent touch and a tickle up, with painting and new fixtures.

Another bonus is the sleepout towards the rear of the section giving you more options for extended family, or a great work from home space.

If the open plan living with kitchen beyond, north facing aspect of the home, flat and fenced 668sqm section isn't enough, then the garaging with carport should help to seal the deal. With enough space to park a car inside, set up a workshop area, or store all of the toys, everyone will be happy here!

Also keeping in mind: All levels of schooling nearby. Tikipunga shops are just a short walk away. As is the fantastic sight of the Whangarei falls and surrounding bush walks

Secure this great property in one of the most sought after streets in Tikipunga and make sure you're in to enjoy a fantastic summer here. 3, 2, 1, Go!

Welcome home.



**VIEW ON WEBSITE:** [www.harcourts.co.nz/WR38692](http://www.harcourts.co.nz/WR38692)

**PRICE ON PROPERTY:** Auction Fri 26 Nov 12:00 p.m. Level 2, 33-35 Robert St Whangarei (Unless Sold Prior)

**APPROX FLOOR AREA:** 110 sqm

**APPROX LAND AREA:** 668 sqm

## Property Details

Property Type	House
Property Features	Smoke alarms
Roof	Coloured steel
Tenure	Freehold
Property condition	Good
House style	Other (1960s Weatherboard)
Garaging / carparking	Double lock-up, Closed carport, Off street
Construction	Weatherboard
Joinery	Aluminium
Insulation	Floor, Ceiling
Flooring	Timber and Carpet
Window coverings	Blinds
Heating / Cooling	Heat pump
Chattels remaining	Blinds, Fixed floor coverings, Light fittings, Dishwasher, Heat pump, Cooktop, Heated Towel Rail, Smoke Detector, Wall Oven
Kitchen	Standard, Dishwasher, Separate, Separate cooktop, Separate oven, Rangehood, Microwave, Pantry and Finished in Laminate
Living area	Open plan
Main bedroom	Double and Built-in-robe
Ensuite	Separate shower
Bedroom 2	Double and Built-in / wardrobe
Bedroom 3	Double
Additional rooms	Sleepout
Main bathroom	Bath, Separate shower, Exhaust fan
Laundry	Separate
Workshop	Combined
Views	Urban
Aspect	North
Outdoor living	Entertainment area, Clothesline, Garden, BBQ area, Deck / patio
Fencing	Fully fenced
Land contour	Flat
Grounds	Backyard access, Tidy
Water heating	Electric
Water supply	Town supply
Sewerage	Mains
Locality	Close to schools, Close to shops, 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** NA12A/787  
**Land Registration District** North Auckland  
**Date Issued** 17 August 1967

**Prior References**  
NA179/111

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**Estate** Fee Simple  
**Area** 668 square metres more or less  
**Legal Description** Lot 32 Deposited Plan 58083

**Registered Owners**  
Daniel Stephanus Minnaar and Chantel Minnaar

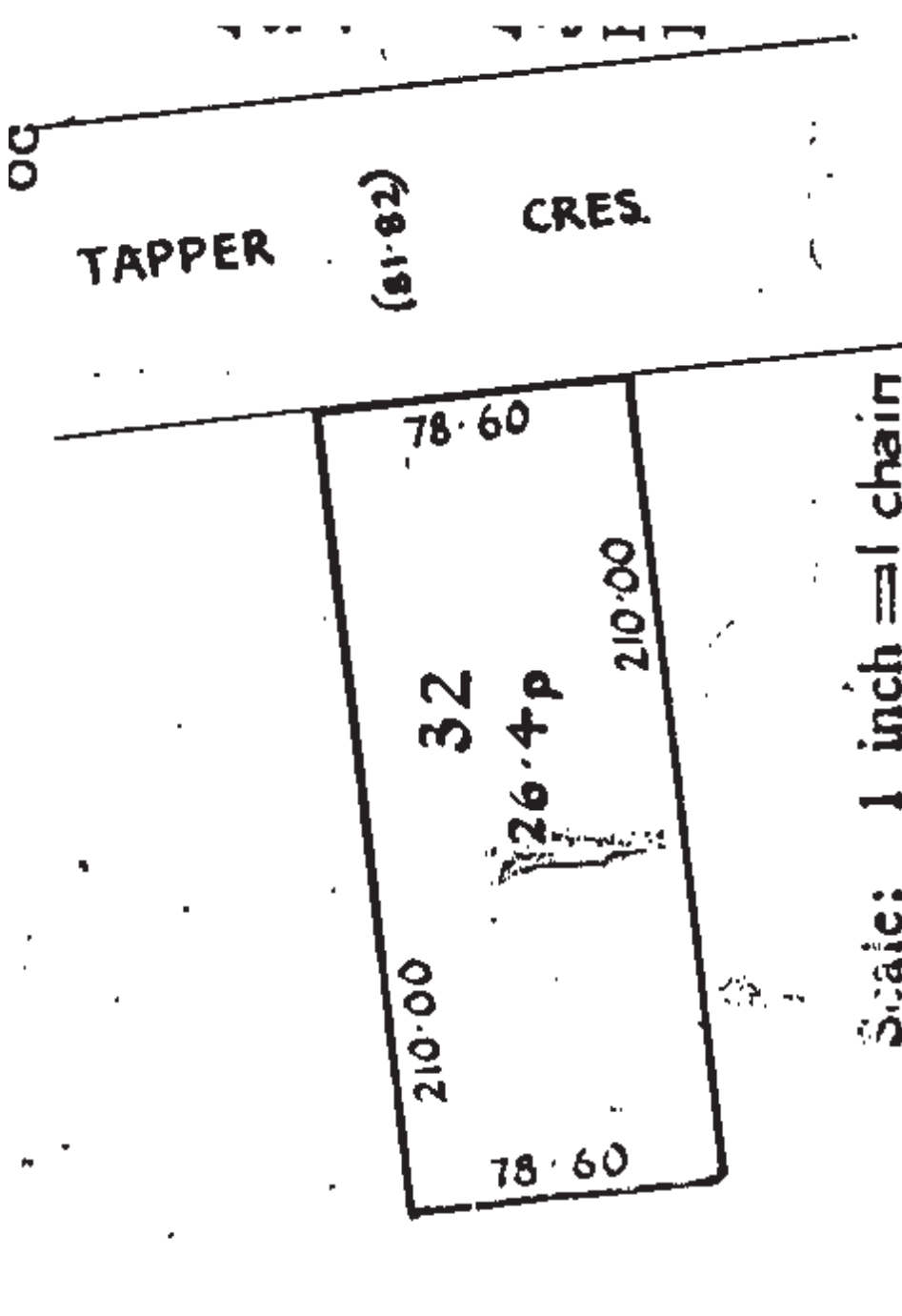
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**Interests**  
A206695 Building Line Restriction  
9459625.3 Mortgage to ASB Bank Limited - 26.7.2013 at 11:14 am

# Property Title

Identifier

NA12A/787



# Tikipunga, 23 Tapper Crescent

## Property Rates

Legal Description:	LOT 32 DP 58083
Assessment Number:	0072324300
Property ID:	15201
Address:	23 Tapper Crescent Whangarei 0112
View Maps:	<a href="#">WDC Maps</a> <a href="#">Google Maps</a>
Land Area (hectares):	0.0668
Capital Value:	\$401,000
Land Value:	\$149,000
Date of Valuation:	1 August 2018
Record of Title:	12A/787
Floor Area (square metres):	110
Site Area (square metres):	110
Improvements:	DWG OBS OI
Land Use Code:	Residential Single Unit
Number of Units:	1
Property Category:	RD196B

<input type="checkbox"/> <b>WDC</b>			
General Residential	Land Value	149000	\$383.50
Uniform Annual General Charge	SUIPs	1	\$724.00
Sewage Disposal - Residential	Pans	1	\$803.00
<b>Total</b>	<b>Land Value</b>	<b>1</b>	<b>\$1,910.50</b>
<input type="checkbox"/> <b>NRC</b>			
NRC - Regional Civil Defence & Hazard Management	SUIPs	1	\$37.88
NRC - Regional Council Services	SUIPs	1	\$132.69
NRC - Regional Economic Development	Land Value	149000	\$3.58
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	149000	\$56.55
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>\$432.37</b>
<b>Total</b>	<b>Land Value</b>	<b>1</b>	<b>\$2,342.87</b>



## Rental Appraisal

**Address:** 23 Tapper Crescent, Tikipunga

**Rental Estimate:** \$540.00 - \$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
Rishworth Place, Tikipunga	3 Bedroom, 1 Bathroom	\$540.00
Boundary Road, Tikipunga	4 Bedroom, 1 Bathroom	\$550.00
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 **\$540.00 - \$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)**

Tikipunga, 23 Tapper Crescent

# Floor Plan



## 23 Tapper Crescent, Tikipunga, Whangarei

Approx. Gross Internal Floor Area 110 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](http://www.gawdygreen.co.nz)

## 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**