



Kensington 26 Zealandia Street

Proudly marketed by Jono Reeves & Paul Sumich

Harcourts



CENTRAL
CHARACTER
AND
CONVENIENCE



If you've been looking for a 4 bedroom, 2 bathroom character filled Villa that a Prime Minister used to live in - then here you go!

This grand old lady at the end of Zealandia Street has seen a lot in the past 100 years... From housing a Prime Minister, to the slightly crazy styles of the 70's - she's weathered through it all well.

Lovingly renovated inside over the past several years, this character house in Kensington is now ready for you to add some of your own touches and make it your next home.

Features include:

4 spacious bedrooms

Dual heatpumps

Great entertainers' kitchen

Plenty of functional storage space

Established gardens

2 bathrooms

Insulated above and below

Open living and lounge area

Fantastic outdoor zones

Flat roomy section



Walking distance to everything that Kensington has on offer.

For more information see here - www.paulsumich.co.nz/26-zealandia-st



VIEW ON WEBSITE:

www.harcourts.co.nz/WR36688

PRICE ON PROPERTY:

Auction Friday 6 Nov 12:00 p.m. Level 2, 33-35 Bank St, Whangarei (Unless Sold Prior)

APPROX FLOOR AREA:

180 sqm

APPROX LAND AREA:

913 sqm



Property *Details*

Property Type	House
Roof	Iron
Tenure	Freehold
Property condition	Good
House style	Character
Garaging / carparking	Open carport, Off street
Construction	Weatherboard
Joinery	Timber
Insulation	Floor, Ceiling
Flooring	Timber, Vinyl and Carpet
Window coverings	Drapes, Blinds
Heating / Cooling	Woodfire (Closed), Heat pump, Other (HRV)
Electrical	Rewired (Fully rewired)
Chattels remaining	Blinds, Rangehood, Dishwasher, Cooktop, Wall Oven
Kitchen	Modern, Open plan, Dishwasher, Rangehood, Breakfast bar, Gas bottled, Pantry and Finished in Laminate
Living area	Open plan, Formal lounge, Formal dining
Main bedroom	Double and Built-in-robe
Bedroom 2	Double and Built-in / wardrobe
Bedroom 3	Double
Bedroom 4	Double and Built-in / wardrobe
Additional rooms	Conservatory / sunroom, Office / study
Main bathroom	Bath, Separate shower
Laundry	Separate
Workshop	Combined
Views	Urban, Private
Aspect	North
Outdoor living	Entertainment area (Covered), Clothesline, BBQ area, Deck / patio
Fencing	Fully fenced
Land contour	Flat
Grounds	Backyard access, Manicured
Garden	Garden shed (Number of sheds: 1)
Water heating	Electric
Water supply	Town supply
Sewerage	Mains
Locality	Close to schools, Close to shops, Close to transport
Video Tour URL	https://youtu.be/jtdtf-iQwlw

Property Photos



Property *Title*



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




R.W. Muir
Registrar-General
of Land

Identifier NA1923/15
Land Registration District North Auckland
Date Issued 14 April 1961

Prior References
NA480/136

Estate Fee Simple
Area 913 square metres more or less
Legal Description Lot 2 Deposited Plan 48746
Registered Owners
Julie Lenore Girvan

Interests
Fencing Agreement in Transfer 72765
Appurtenant hereto is a right of way created by Transfer 657492 - 14.4.1961

Property Title

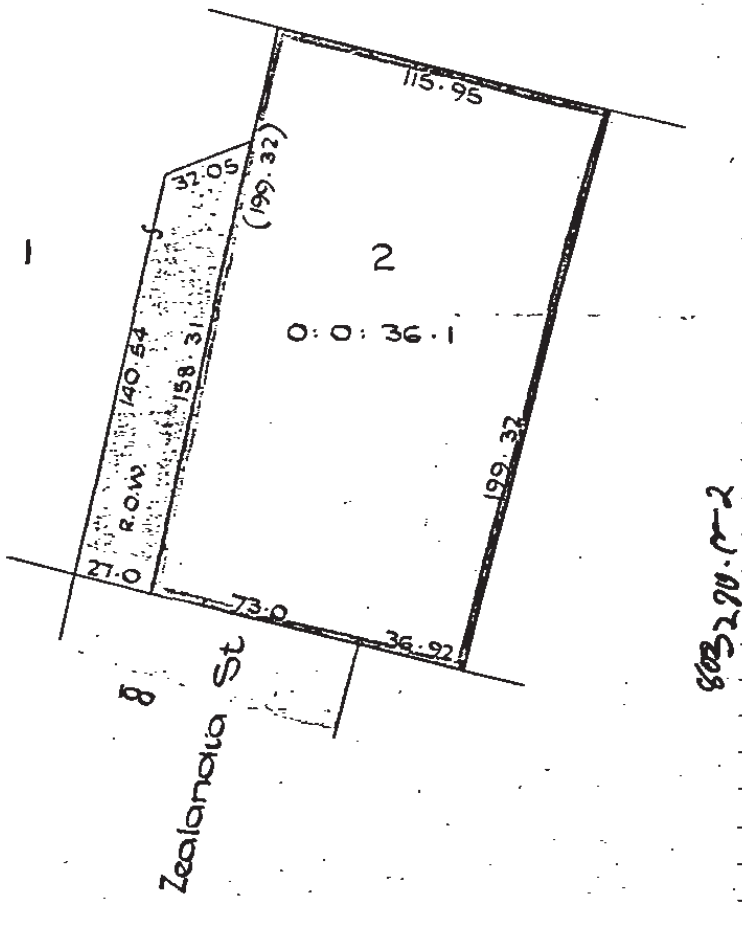
Identifier

NA1923/15

Whangarei Borough

EQUIVALENT METRIC
AREA IS 913m²

913m²



Property Rates

Rates Record Details

This page contains details of the rates record you have selected from the search results and general property information.

Updated: 13/07/2020 9:50 a.m.

To return to the list of search results, press 'Back'.

Legal Description(s): LOT 2 DP 48746

[Back](#)

General Property Information

Assessment Number:	WDC0073141300
Property ID:	16385
Address:	26 Zealandia Street Whangarei
Land Area:	0.0913
Capital Value:	\$638000.00
Land Value:	\$204000.00

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)

Rates Breakdown (up to 30 June 2021)

Description	Amount
General Residential	\$490.70
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 Flood Infrastructure	\$27.05
NRC - Regional Fresh Water Management	\$40.11
NRC - Regional Infrastructure	\$4.90
NRC - Regional Land Management	\$18.65
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
<hr/>	
WDC	:\$1921.70
NRC	:\$387.65
Total	\$2309.35



[Explore full functionality at the GIS Maps website](#)

PLEASE NOTE: If no GIS map is displayed, please click the above link to search for the property in the GIS Maps website.

Rental *Appraisal*



26 Zealandia Street, Kensington, Whangarei

Rental Estimate: \$620.00-\$650.00 per week

Property Details:

Bedrooms: 4
Bathrooms: 2
Parking: Double garage & off Street
Additional: Close to amenities, local shops & schools

Comparable Properties:

Cross Street, Regent	4 Bedrooms, 2 Bathroom	\$650.00 per week
Princes Street, Kensington	4 Bedrooms, 2 Bathroom	\$580.00 per week
Radcliffe Street, Kensington	4 Bedrooms, 2 Bathroom	\$550.00 per week

Having researched the above properties and taking into consideration the current rental market conditions, it is in our opinion that your property would achieve a weekly rent in the vicinity of **\$620-\$650 per week**.

It should be noted that the rental values quoted are relevant to the market at the time of conducting the appraisal and may change as market conditions fluctuate.

This report is valid for 30 days and has been prepared for Paul Summich and Jono Reeves

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.

Your Agent



Making Real Estate a Breeze

Jono & Kim Reeves

Jono Reeves creates a buzz whatever he does and selling houses is no exception.

Jono spent his earlier years growing up on a dairy farm, so when the time came to purchase his first family home with his wife Kim, they were naturally drawn to the country outskirts of Whangarei.

Jono is no stranger to selling, having had a long career in sales, he has built a reputation on success and a passion for networking. Wife Kim, is behind the scenes, supporting Jono in a PA role, making a well balanced husband and wife team.

Jonos' enthusiasm for communication enables him to build strong relationships with people and his high energy brings a fresh approach to Real Estate.

Offering a bespoke, personalised service, Jono aims to create the best possible outcome for his clients property journey.

Jono Reeves

Licensed Real Estate Salesperson

M 022 1295 697

P 09 430 1000

E jono.reeves@harcourts.co.nz

Harcourts Whangarei
P 09 430 1000 F 09 430 1001
www.whangarei.harcourts.co.nz
33 - 35 Robert Street, Whangarei

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."

Representing Your **Home** | Maximising Your **Results**



COMMITTED TO YOU

**NEW ZEALANDERS HAVE TRUSTED
HARCOURTS WITH THEIR HOMES,
SINCE 1888.**

**Most Trusted Real Estate Brand, 2013-2020.*
Thanks, New Zealand.**

harcourts.co.nz

Harcourts Group Ltd Licensed Agent REAA 2008

*Reader's Digest Most Trusted Brand Real Estate Agencies 2013-2020

