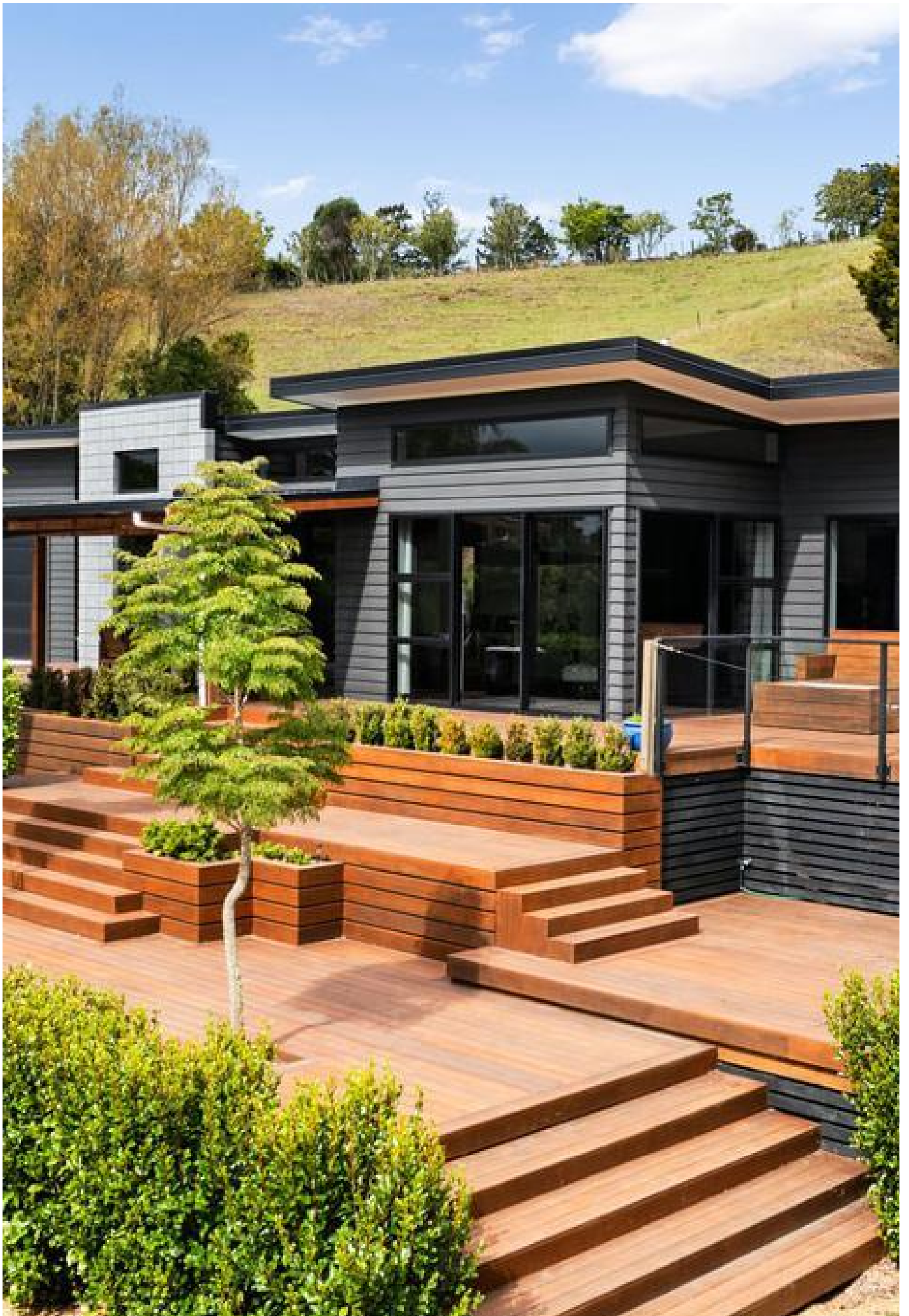




Maunu
28 Erskine Road

Proudly marketed by Paul Sumich

Harcourts
Whangarei





“

A benchmark for high end refinement - it is instilled with faultless style and luxury.

”

3  2  1  3 

Exclusive Executive Living in Maunu Estate

FOR SALE Offers Over \$1,649,000

FLOOR AREA 272sqm

LAND AREA 1.76ha

What you see:

A carefully considered, custom-designed, three bedroom home built by the renowned Antonio Builders. A benchmark for high end refinement - it is instilled with faultless style and luxury.

An elevated yet sheltered northerly aspect, it is a private haven that stands as an elite residence in the sought after subdivision of Maunu Estate.

What you get:

Open plan living/dining areas leading out to expansive decking
Pizza oven, fire pit, and spa pool all adding to an entertainers dream space
Elevated section giving you amazing bush views
Deluxe stone kitchen fitted with a quality fit out
Indulgent bedrooms, ample built-in storage, stylish bathrooms
Practical family-friendly layout with multiple living spaces
Sun-filled outdoor areas and easy care garden
Double internal access garage, with thoughtful storage options
Third internal garage space/home gym offers flexibility
A level of privacy that goes beyond the gates
Close to all levels of schooling, local shops, and Jolt cafe.
Approximately 4 years left on the Master build guarantee, which is transferable
Current rates: \$2,367.69
Rental guide: range \$875 - \$925/week
Current council files available (November 2023)

Move here if:

You've been searching for a high-end family home with space that you can grow into, and enough land to feel like you're miles away - when really it's only 8.5km to the center of the city.

You've been wanting a place that represents Maunu at its absolute best, while cherishing your privacy and natural surroundings.

You'd enjoy sitting in the spa and watching the wood pigeons swooping through the bush in the evening. With a cheeky Sav...

Welcome home.

What it takes:

Offer over \$1,649,000







Property Information

Property Type	House
Other Rooms	Separate Laundry, Study, Workshop
Hot Water	Electric
Heating	Closed Fire, Heat Pump
Kitchen	Designer, Modern
Dining	Separate Dining
Bathrooms	Ensuite, Separate Shower, Separate WCs
Lounge	Separate
Interior Condition	Excellent
Exterior Condition	Excellent
Roof	Coloured Steel, Long Run
Flooring	Carpet, Tiles
Garaging	Internal Access, More than two, Off St Parking
Aspect	Northerly
Views	Bush, Private
Sewage	Septic Tank
Water	Tank
Amenities	Close to Schools, Close to Shops, Close to Transport

Features & Chattels

Chattels	Blinds, Central Vac System, Drapes, Fixed Floor Coverings, Garage Door Opener Remote Control, Heat Pump, Heated Towel Rail, Light Fittings, Rangehood, TV Aerial, Wall Oven Dish draws, Induction Cooktop, Microwave
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Additional Information

More Details URL	harcourtswhangarei.co.nz/property/WR45379
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Title



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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R. W. Muir
Registrar-General
of Land

Identifier NA137A/881
Land Registration District North Auckland
Date Issued 05 November 2001

Prior References
NA127A/723

Estate Fee Simple
Area 1.7610 hectares more or less
Legal Description Lot 31 Deposited Plan 209159

Registered Owners
Timothy Ian Jones as to a 1/2 share
Kylie Jacqueline Cox as to a 1/2 share

Interests

Subject to Section 59 Land Act 1948

Appurtenant hereto are rights of way and rights to transmit electricity and telecommunications and to convey water specified in Easement Certificate D433461.6 - produced 23.9.1999 at 4.00 pm and entered 6.11.1999 at 9.00 am

The easements specified in Easement Certificate D433461.6 are subject to Section 243 (a) Resource Management Act 1991 Land Covenant in Transfer D654068.8 - 5.11.2001 at 2.19 pm

Appurtenant hereto is a right of way, and rights to transmit electricity and telecommunications and to convey water specified in Easement Certificate D654068.9 - 5.11.2001 at 2.19 pm

The easements specified in Easement Certificate D654068.9 are subject to Section 243 (a) Resource Management Act 1991

Subject to a telecommunications right (in gross) over part marked X on DP 209159 in favour of Telecom New Zealand Limited created by Transfer D654068.12 - 5.11.2001 at 2.19 pm

The easements created by Transfer D654068.12 are subject to Section 243 (a) Resource Management Act 1991

Subject to an electricity right (in gross) over part marked X on DP 209159 in favour of Northpower Limited created by Transfer D654068.13 - 5.11.2001 at 2.19 pm

The easements created by Transfer D654068.13 are subject to Section 243 (a) Resource Management Act 1991

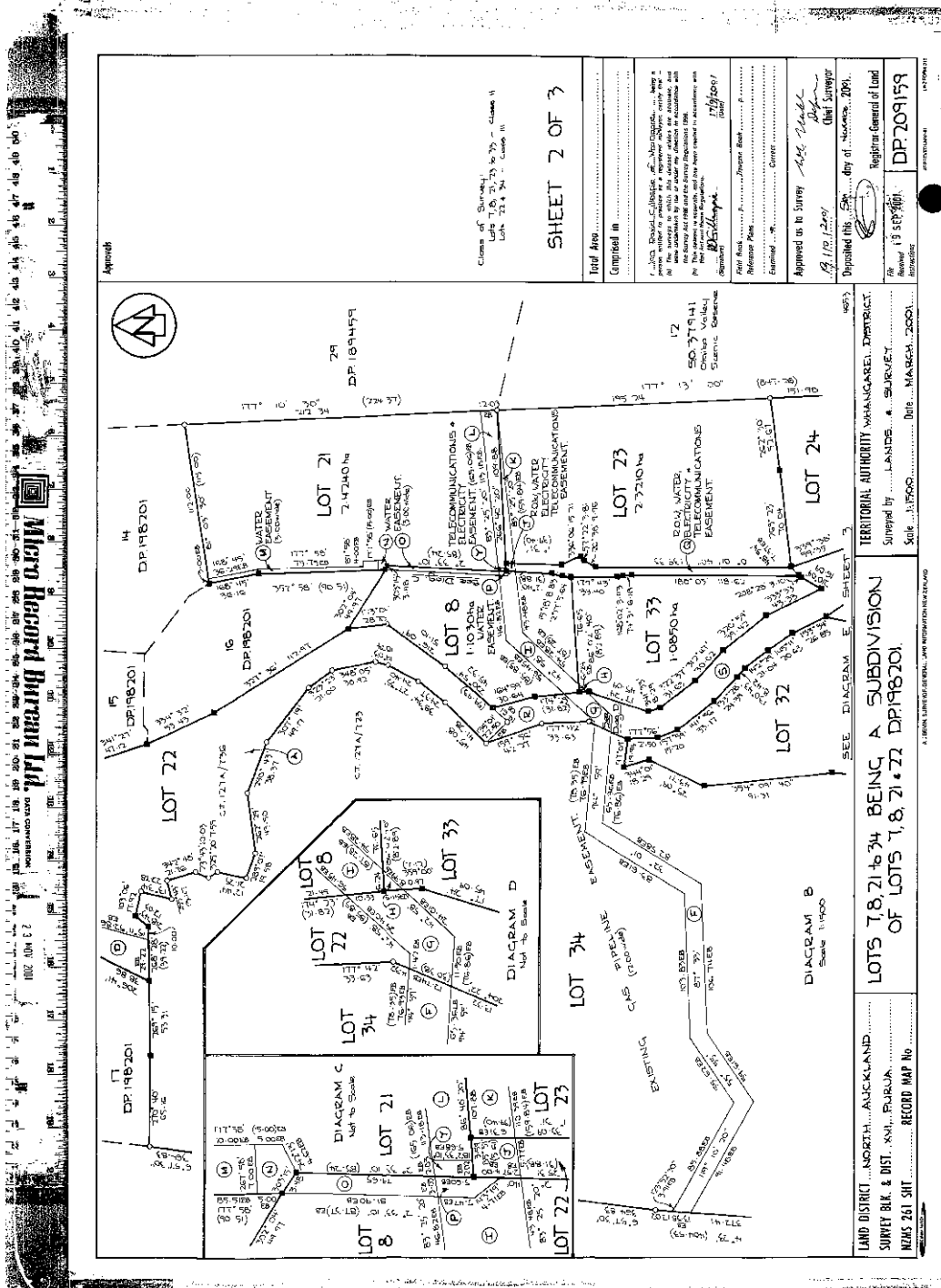
Appurtenant hereto is a right of way, right to transmit electricity and telecommunications and a right to convey water created by Easement Instrument 5684683.1 - 7.8.2003 at 9:00 am

The easements created by Easement Instrument 5684683.1 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 8571677.1 - 18.8.2010 at 12:57 pm

9635841.2 Mortgage to Bank of New Zealand - 7.2.2014 at 4:04 pm

10030878.1 Variation of Mortgage 9635841.2 - 20.4.2015 at 10:28 am



Class of Survey: DP 198201 - Class II
 Lots 7, 8, 21, 22, 23, 24

SHEET 2 OF 3

Total Area:
 Comprised in:

1. This Easement is subject to the provisions of the relevant legislation, which may be amended from time to time. The provisions of the relevant legislation may be amended from time to time. The provisions of the relevant legislation may be amended from time to time. The provisions of the relevant legislation may be amended from time to time.

Approved in to Survey: *AGG. [Signature]*
 Chief Surveyor

Deposited this 19th day of November, 2009.

Registrar General of Land
 DP 209199

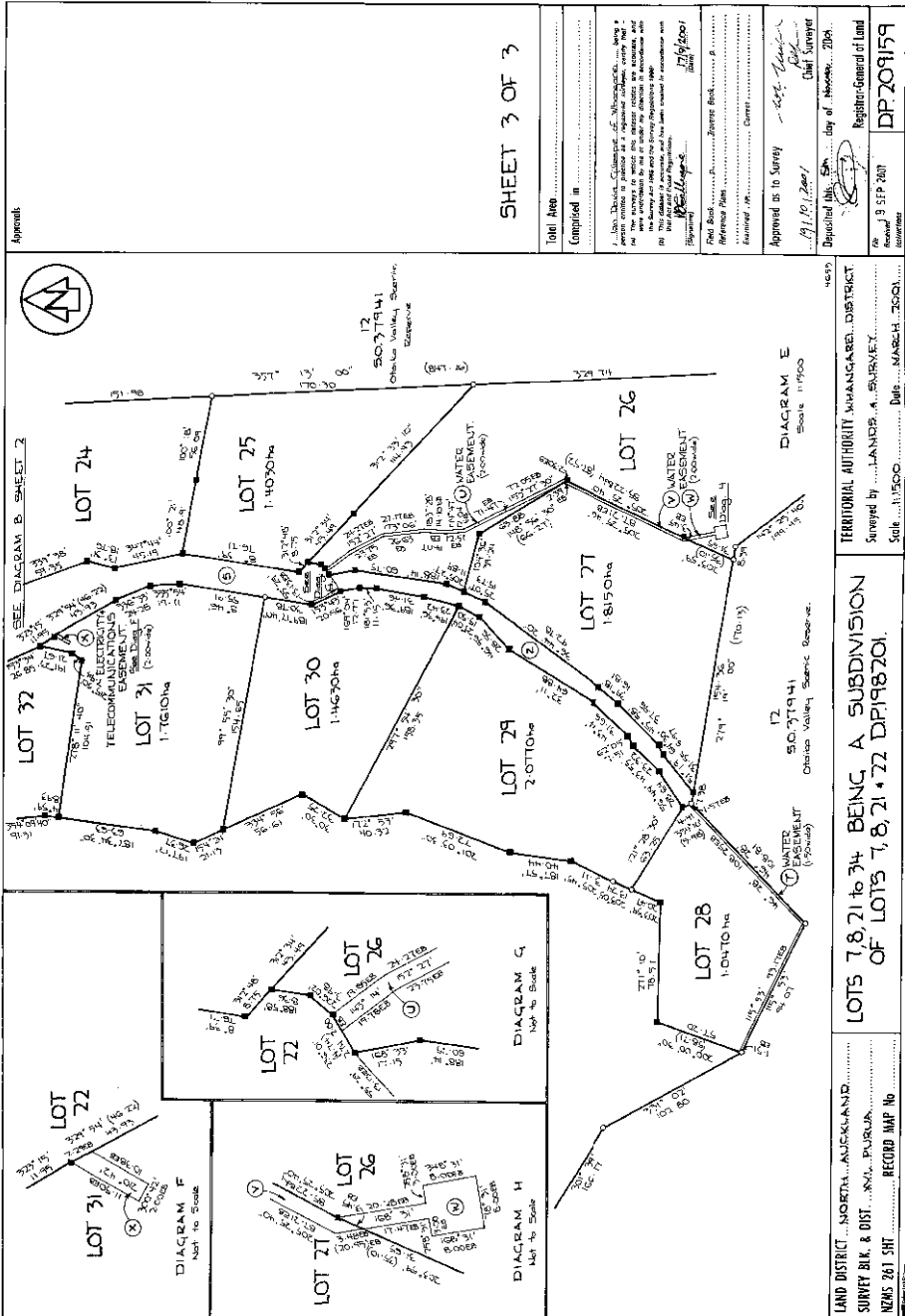
LAND DISTRICT: NORTH AUCKLAND
 SURVEY BLK. & DIST.: XNH, BURUA
 NEUS 261 SHIT

RECORD MAP No.

LAND DISTRICT: NORTH AUCKLAND, DISTRICT:
 SURVEY BY: LANDS, A SURVEY,
 SOIL SURVEY. Date: MARCH, 2000.

SEE DIAGRAM E SHEET 3

LOTS 7, 8, 21 to 24 BEING A SUBDIVISION
 OF LOTS 7, 8, 21 & 22 DP 198201.



Rates

Legal Description:	LOT 31 DP 209159			
Assessment Number:	0035027734			
Property ID:	105238			
Address:	28 Erskine Road (Pvt) Whangarei 0110			
View Maps:	WDC Maps	Google Maps		
Land Area (hectares):	1.761			
Capital Value:	2023/2024	\$1,575,000	2024/2025	\$1,575,000
Land Value:	2023/2024	\$455,000	2024/2025	\$455,000
Record of Title:	137A/881			
Floor Area (square metres):	337			
Site Area (square metres):	337			
Improvements:	DBLEGGE DWG FG GGE OI VERANDAH			
Land Use Code:	Lifestyle Single Unit			
Number of Units:	1			
Property Category:	LI201B			
Zone (view District Plan Map):	District Plan Map			
Related Properties:				

<input type="checkbox"/> WDC				
General Residential - Lifestyle	Land Value	455000		\$1,061.33
Uniform Annual General Charge	SUIPs	1		\$701.00
Total				\$1,762.33
<input type="checkbox"/> NRC				
NRC - Regional Council Services	SUIPs	1		\$180.61
NRC - Regional Economic Development	Land Value	455000		\$9.74
NRC - Regional Emergency & Hazard Management	SUIPs	1		\$50.50
NRC - Regional Emergency Services Rate	SUIPs	1		\$11.44
NRC - Regional Flood Infrastructure	SUIPs	1		\$36.56
NRC - Regional Land and Fresh Water Management	Land Value	455000		\$127.49
NRC - Regional Pest Management	SUIPs	1		\$88.06
NRC - Regional River Management - General Catchment Area	SUIPs	1		\$41.42
NRC - Regional Sporting Facilities	SUIPs	1		\$16.37
NRC - Regional Transport Rate	SUIPs	1		\$43.17
Total				\$605.36
Total				\$2,367.69

WDC GIS Map - Assets



Whangarei District Council

Water

Water Point

- Actuator
 - WDC
 - Private
- Backflow Device
 - WDC
 - Private
- Bore
 - WDC
 - Private
- End Structure
 - WDC
 - Private
- Fitting Node
 - WDC
 - Private
- Hydrant
 - WDC
 - Private
- Meter
 - WDC
- Meter Manifold
 - WDC
 - Private
- Pump
 - WDC
 - Private
- Valve
 - WDC
 - Private
- Water Line
 - Abandoned Pipe

- Trunk Main
 - WDC
 - Private
- Other Main
 - WDC
 - Private
- Process Pipework
 - WDC
 - Private
- Reticulation
 - WDC
 - Private
- Service Line
 - WDC
 - Private
- Water Area
 - Chamber
 - Reservoir

Stormwater

- Stormwater Point
 - End Structure
 - Fitting Node
 - GPT
 - Manhole
 - Pump
 - Stormwater Inlet
 - Valve
- Stormwater Line
 - Abandoned Pipe
 - Culvert

- Drainage
 - WDC
 - Private
- Main
 - WDC
 - Private
- Process Pipework
 - WDC
 - Private
- Service Line
 - WDC
 - Private
- Surface Drain
 - WDC
 - Private
- Stormwater Area
 - Chamber

Wastewater

- Wastewater Point
 - Backflow Device
 - Bore
 - End Structure
 - Fitting Node
 - Manhole
 - Meter

- Main
 - Rising Main (Pressure)
 - Sewer Gravity Main
 - Private
 - Other
- Process Pipework
 - WDC
 - Private
- Service Line
 - WDC
 - Private
- Wastewater Area
 - Chamber
 - Pressure Sewer System

Stormwater Catchment and Flood Management

Overland Flow Paths 2017

- Depression Storage Areas
 - Depression Storage Areas
- Catchment Area
 - 0.2 - 1.0 Ha
 - 1.0 - 2.0 Ha
 - 2.0 - 5.0 Ha
 - > 5.0 Ha



Paul
SUMICH

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harcourtswhangarei.co.nz

Optimize Realty Ltd MREINZ | Licensed Agent REAA 2008

Your Salesperson

Paul Sumich

“I’m Paul, a Piccolo loving, 90’s hip hop listening, two wheeled (pedal powered, not engine) devotee. Creator, innovator, husband, and father of two living in Maunu, Whangarei.

I enjoy delivering full white glove service on property all over Whangarei.

I tend to attract attention for hand crafting high impact, quality campaigns that are unique to each property I work on. More exposure for your home, less volume overall is my work mantra.

I’m also a gun at getting your property sold quietly, if you’d prefer.

If, like me, you’re just sick of all the buzzwords that get thrown around, and are looking for more than just a “professional, hardworking, trustworthy and award winning real estate salesperson” - which is basically the bare minimum of your expectations - then I think we’ll get along pretty sweet.

I’m not another agent with smoke and mirror promises about how much your home is worth.

That’s not your style. What you need is a switched on consultant with proven strategies that don’t make you cringe. I’m here to cut through the transaction with you and create a roadmap to success.

Helping the best buyer fall in love with your home, and give you that feeling that you’d like to have a drink with me when it’s all over, and not throw one at me...

Cheers to that!

Paul “don’t call it a comeback” Sumich”



Paul Sumich

Licensed Real Estate Salesperson

M 021 606 460

paul.sumich@harcourts.co.nz



Harcourts
Whangarei

Disclaimer: This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.