



Avenues 30 First Avenue

Proudly marketed by Paul Sumich

Harcourts



INNER CITY
FORM AND
FUNCTION...



Hiding in plain sight - This stunning family home has had a renovation and restoration to a level that only very few homes will ever see.

Over 100 years old and commanding a prime central Whangarei position, you can be forgiven for not even knowing about this grand home. Graced with tall ceilings, native timber floors, and plenty of thoughtful storage space, this special character filled family residence showcases premium craftsmanship and design across its entire 146sqm floor plan.

Intuitively engineered to maximise space, natural light, and the surrounding greenery, it reveals a range of living zones all enhanced by quality finishes. Located in a very central location this stunning home is only minutes to the shops and cafes of the CBD, and easy walking distance to all levels of schooling.

- 4 bed, 3 bath, with two being an ensuite
- Family-friendly layout with multiple living spaces
- Expansive living/dining with flow to back porch
- Modern kitchen with functional layout
- Native timber flooring, classic height ceilings, and fantastic main hallway
- Separate fourth bedroom/studio - ideal work from home space or teenage retreat
- Double automatic garage offering vast storage

With all of this on offer and so close to town, it's not hiding anymore!

For more info, go to - www.paulsumich.co.nz/30-first-ave Or call Paul on 021 606 460



VIEW ON WEBSITE:

www.harcourts.co.nz/WR36755

PRICE ON PROPERTY:

Auction Friday 20 Nov 12:00 p.m. Level 2, 33-35 Robert St, Whangarei (Unless Sold Prior)

APPROX FLOOR AREA:

146 sqm

APPROX LAND AREA:

809 sqm



Property *Details*

Property Type	House
Roof	Coloured steel
Tenure	Freehold
Property condition	Excellent
House style	Villa
Garaging / carparking	Double lock-up, Auto doors (Number of remotes: 2), Off street
Construction	Weatherboard
Joinery	Some double glazing, Timber, Aluminium
Insulation	Floor, Ceiling
Flooring	Polished and Carpet
Window coverings	Net curtains, Blinds
Heating / Cooling	Heat pump
Electrical	Satellite dish
Chattels remaining	Blinds, Fixed floor coverings, Light fittings, Stove, Dishwasher, Curtains
Kitchen	Designer and Modern
Living area	Open plan, Separate dining, Separate living
Main bedroom	Double and Built-in-robe
Ensuite	Separate shower
Bedroom 2	Double and Built-in / wardrobe
Bedroom 3	Double and Built-in / wardrobe
Additional rooms	Other (Studio with Ensuite)
Main bathroom	Bath, Separate shower, Exhaust fan, Additional bathrooms
Laundry	Separate
Workshop	Combined
Views	City, Bush
Aspect	North
Outdoor living	Entertainment area (Covered), Deck / patio
Fencing	Partial
Land contour	Flat to sloping
Grounds	Landscaped / designer
Water heating	Electric
Water supply	Town supply
Sewerage	Mains
Locality	Close to shops, Close to schools, 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 NA1636/78
Land Registration District North Auckland
Date Issued 13 April 1959

Prior References
NA207/44

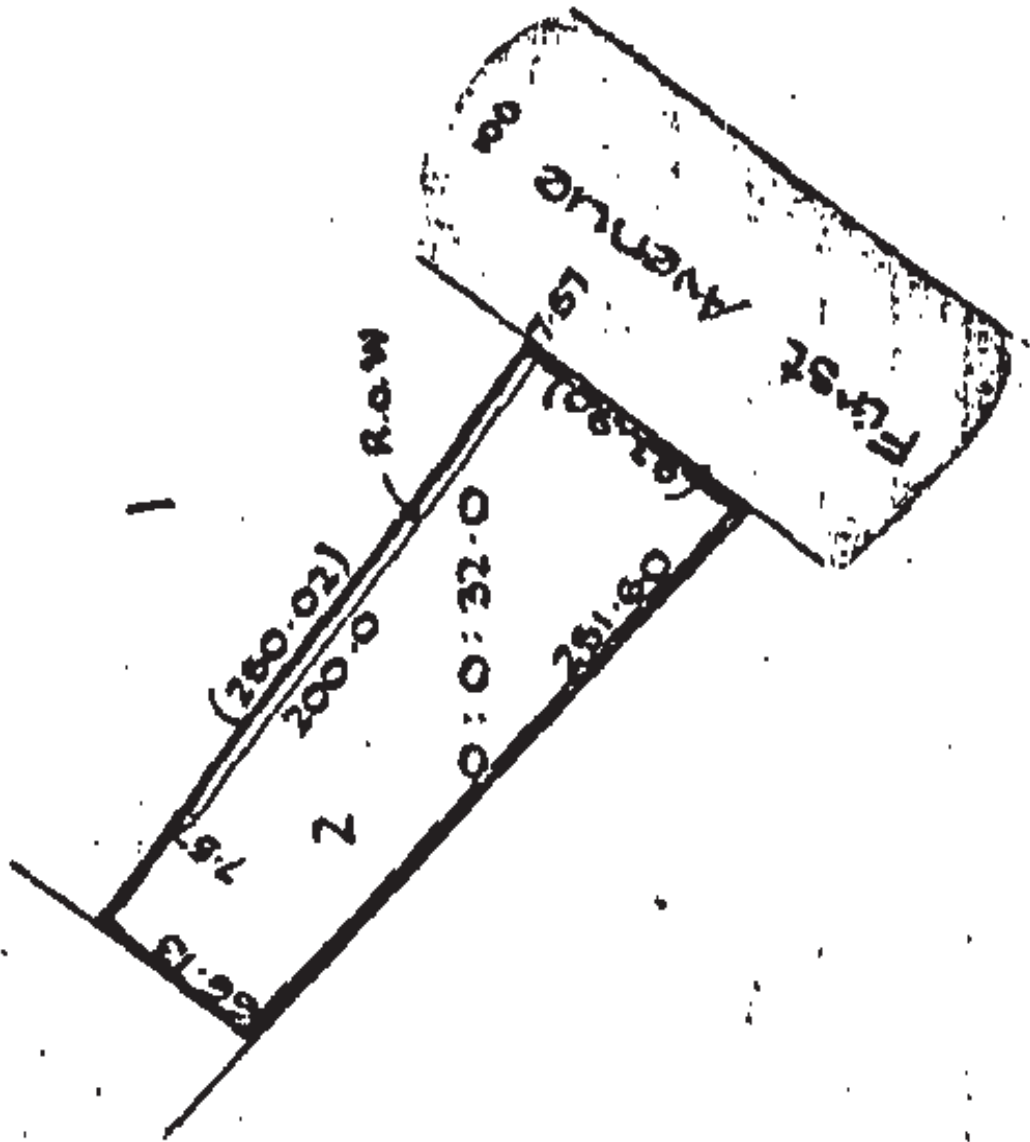
Estate Fee Simple
Area 809 square metres more or less
Legal Description Lot 2 Deposited Plan 46806
Registered Owners
Terence Jacob Larsen, Jeanine Helen Cheeseman and Larsen Cheeseman Trustee Limited

Interests
Subject to a right of way over part created by Transfer 618867
10218118.3 Mortgage to Kiwibank Limited - 6.11.2015 at 3:30 pm

Property Title

Identifier

NA1636/78



Property Rates

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 46806-SUBJ TO ROW

[Back](#)

General Property Information

Assessment Number:	WDC0074307800
Property ID:	20078
Address:	30 First Avenue Whangarei
Land Area:	0.0809
Capital Value:	\$510000.00
Land Value:	\$219000.00

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	\$526.78
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	\$43.06
NRC - Regional Infrastructure	\$5.26
NRC - Regional Land Management	\$20.02
NRC - Regional Pest Management	\$60.11
NRC - Regional Sporting Facilities	\$16.76
NRC - Regional River Management - CBD Residential	\$174.91
NRC - Regional Transport Rate	\$23.20
<hr/>	
	WDC :\$1957.78
	NRC :\$523.72
	Total \$2481.50



[Schedule](#)

[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*



30 First Avenue, Avenue, Whangarei

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

Property Details:

- Bedrooms:** 3 plus separate sleepout with shower and toilet
- Bathrooms:** 3
- Parking:** Double garage, off-street parking & workshop area
- Additional:** Fully renovated character villa, close to the city centre

Comparable Properties:

Cross Street, Regent, Whangarei	4 Bedrooms, 2 Bathroom, Double garage	\$680.00 per week
William Street, Kensington	4 Bedrooms, 1 Bathroom, Double garage	\$600.00 per week
Princes Street, Kensington	4 Bedrooms, 2 Bathroom, Double garage	\$600.00 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 **\$640-\$660.00 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 Sumich.

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 thereof). 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.gov.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



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."

Optimize Realty Ltd

We are a grassroots, local team, but are part of a global company and this is something we're proud of. The Harcourts Optimize Group consists of Harcourts Whangarei, Harcourts Bream Bay and Harcourts Just Rentals. We cover all facets of real estate including residential, luxury, lifestyle, rural and commercial, business broking and property management.

Our 50+ person team work together to get our clients the best result – no matter what the job. We are committed to providing excellent service and do everything in our power to give everyone a great experience when they work with Harcourts.

The Harcourts Optimize Group is lead by Mike and Debbie Beazley, two Whangarei locals who have extensive experience working in real estate. As our business leaders, they are passionate about giving back to our local community and we are honoured to be able to give back to organisations like North Haven Hospice, Northern Surf Lifesaving, The Halberg Foundation, The National Breast Cancer Foundation and many more every year.

Our sales team are integrated into our wonderful community in so many ways and are all proud to call themselves Northland locals. We share the same passion for this beautiful part of the world and love helping others to enjoy it too.

Harcourts Whangarei

Harcourts Whangarei is our head office located on Robert Street in the CBD. With sales operations based here it's always full of activity and we always welcome walk-in-enquiries. Our sales team here covers all aspects of real estate - residential, rural, lifestyle, coastal and commercial.

Harcourts Bream Bay

Our Bream Bay office was opened in 2014 to service the Bream Bay, One Tree Point, Waipu and Ruakaka areas. We have 7 salespeople who offer fantastic service to residential, coastal, rural and farming real estate needs. It is open Monday to Friday from 9am-4pm and is open on weekends across Summer months.

Harcourts Just Rentals

Harcourts Just Rentals is our rental division located next to our Sales office in the CBD. Offering property management services to landlords with properties in Whangarei and surrounding suburbs down to Bream Bay.

NAI Harcourts

NAI Harcourts is our award winning commercial division and they cover all aspects of commercial real estate from business brokering including sales and purchases to commercial property leasing, purchasing and sales.



Mike Beazley | Director

Optimize Realty Ltd MREINZ | Licensed Agent REAA 2008



Debbie Beazley | Director

Optimize Realty Ltd MREINZ | Licensed Agent REAA 2008



Diana Joblin | Operations Manager

Optimize Realty Ltd MREINZ | Licensed Agent REAA 2008



Jo Green | Sales Support Manager

Optimize Realty Ltd MREINZ | Licensed Agent REAA 2008



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