



Maunu
33 Kotare Crescent

Proudly marketed by Paul Sumich

Harcourts
Whangarei





“

The current owners have packed their bags, and this home is move-in ready...

”

3  2  1  2 

They're On the Move. It's Your Turn.

FOR SALE

FLOOR AREA 200sqm

LAND AREA 925sqm

What you see:

A beautiful home with plenty of privacy and stunning bush clad views - this family friendly two-story home is situated on a quiet street and features 925sqm of land.

The open floor plan on the main level flows seamlessly to the outdoors, making it perfect for spreading out and entertaining. The upper level master bedroom has an ensuite and private balcony. A backyard that is fully fenced and perfect for kids and pets to play. The current owners have packed their bags, and this home is move-in ready, so come take a look and make it yours.

What you get:

- Three generously sized bedrooms - with a fourth or office space downstairs
- The large master bedroom leads out to your own upstairs deck area
- Two bathrooms; one being an ensuite - plus an extra toilet/powder room
- Spacious layout with multiple living spaces ensures you will not be tripping over each other
- Extensive decking to capture the sun along with established outdoor entertaining areas
- Recently updated kitchen with stone benchtops and plenty of storage space
- Sliders and folding doors throughout the home leading to the outdoor deck and entertaining area
- Newly painted - exterior and interior
- Large double internal access garage with separate laundry
- Two utility sheds - one could be a man cave and one a she shed
- Privacy is assured with the rear of the home surrounded by an established reserve

Current rates: \$3,045.78

Rental guide: Range \$700 - \$750/week

A pre-sale building inspection report available (Feb 2024)

LIM report available (Feb 2024)

All of this is less than 5km to the city

Move here if:

You've been searching for a solid, family-sized home with privacy and space that is close to town.

You've been wanting a place that has amazing views over the bush-clad reserve.

Welcome home.

What it takes:

Price by Negotiation.

harcourtswangarei.co.nz/property/WR45382







Property Information

Property Type	House
Other Rooms	Separate Laundry, Workshop
Hot Water	Electric
Heating	Closed Fire, Heat Pump
Kitchen	Modern
Dining	Open Plan Dining
Bathrooms	Ensuite, Separate WCs
Stove	Electric
Interior Condition	Excellent
Exterior	Weatherboard Composite
Exterior Condition	Excellent
Flooring	Carpet, Timber, Vinyl
Garaging	Double, Internal Access, Off St Parking
Fencing	Fully Fenced
Aspect	Northerly
Views	Bush, Private, Urban
Sewage	Mains
Water	Town
Amenities	Close to Schools, Close to Shops, Close to Transport

Features & Chattels

Chattels	Blinds, Cooktop, Curtains, Dishwasher, Fixed Floor Coverings, Garage Door Opener Remote Control, Garden Shed, Heat Pump, Light Fittings, Rangehood, Wall Oven, Refridgerator
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Additional Information

More Details URL	harcourtswhangarei.co.nz/property/WR45382
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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**



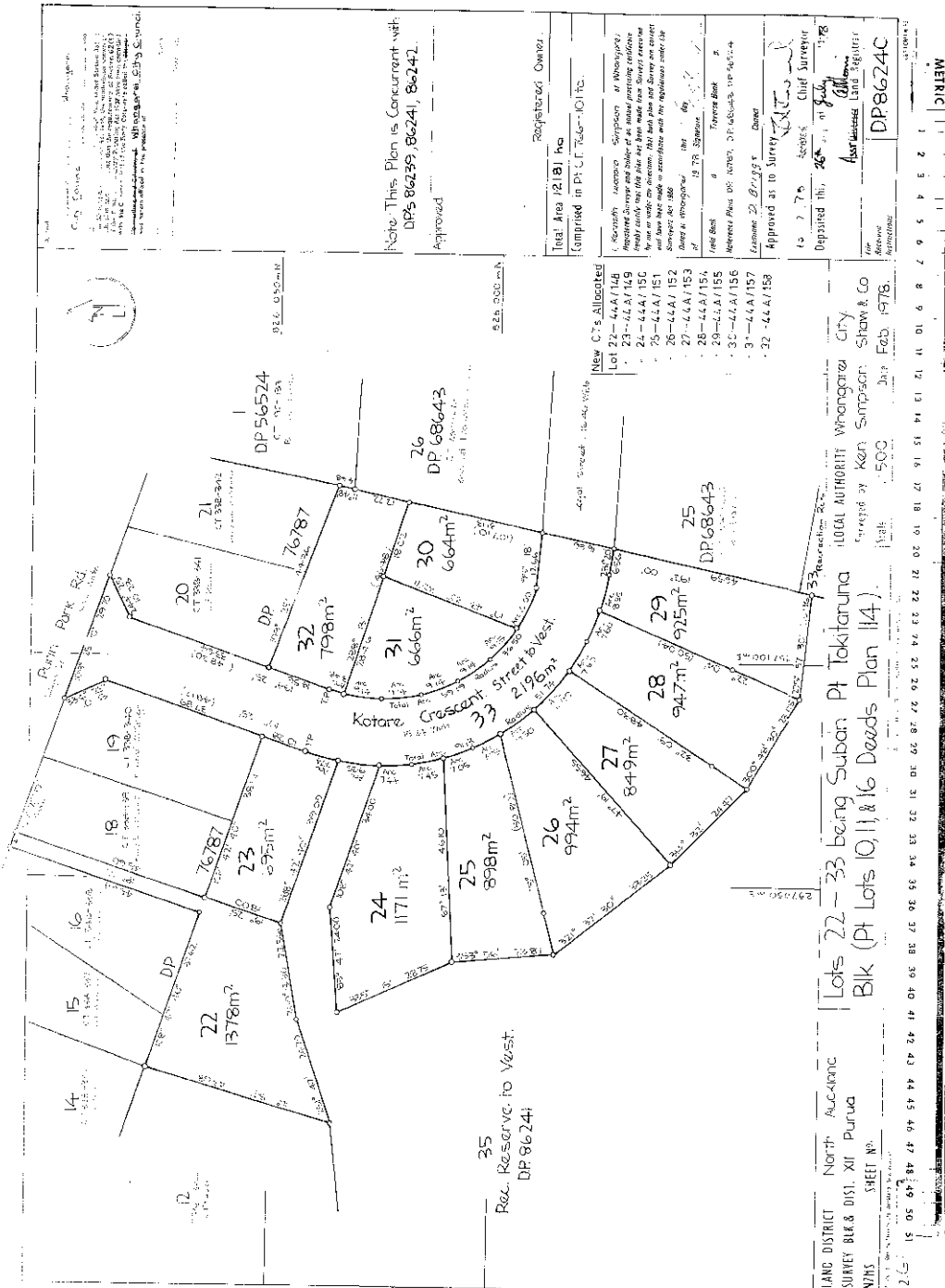

R. W. Muir
Registrar-General
of Land

Identifier NA44A/155
Land Registration District North Auckland
Date Issued 26 July 1978

Prior References
NA766/110

Estate Fee Simple
Area 925 square metres more or less
Legal Description Lot 29 Deposited Plan 86240
Registered Owners
William Greg Whitehorn and Tamara-Leigh Whitehorn

Interests
10187960.3 Mortgage to William Whitehorn and Leslie Robin Whitehorn - 17.9.2015 at 3:11 pm



Rates

Legal Description:	LOT 29 DP 86240			
Assessment Number:	0076173700			
Property ID:	23878			
Address:	33 Kotare Crescent Whangarei 0110			
View Maps:	WDC Maps	Google Maps		
Land Area (hectares):	0.0925			
Capital Value:	2023/2024	\$810,000	2024/2025	\$810,000
Land Value:	2023/2024	\$370,000	2024/2025	\$370,000
Record of Title:	44A/155			
Floor Area (square metres):	200			
Site Area (square metres):	120			
Improvements:	DWG OI			
Land Use Code:	Residential Single Unit			
Number of Units:	1			
Property Category:	RD198B			
Zone (view District Plan Map):	District Plan Map			
Related Properties:				

<input type="checkbox"/> WDC				
General Residential	Land Value	370000		\$863.06
Uniform Annual General Charge	SUIPs	1		\$701.00
Sewage Disposal - Residential	Pans	1		\$902.00
Total				\$2,466.06
<input type="checkbox"/> NRC				
NRC - Regional Council Services	SUIPs	1		\$180.61
NRC - Regional Economic Development	Land Value	370000		\$7.92
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	370000		\$103.67
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				\$579.72
Total				\$3,045.78



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

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