



Paparooa 356 Bull Road

Proudly marketed by Paul Sumich

Harcourts



CHARACTER
COUNTRY
LIVING.



No Bull, here is a fantastic opportunity to purchase a character residence with all the infrastructure required to live the country life. Recently modernised areas include the kitchen, bathroom, and bedrooms. While the character touches from classic bungalows remain.

Here you'll find affordable rural living, perfect for getting away from it all, while not being too far away...

It's the perfect blend, with bush clad land and established gardens giving you something truly special here. With the majority of the hard work done, add your own touches to put a bit of polish on this character filled gem. Set on 5.46ha (13 acres approx.) plus the spacious 270sqm 4 bedroom home, makes securing this property a very attractive lifestyle move.

The flexible living arrangements with separate cottage could mean setting up a BnB or weekend retreat where you can spoil your guests, or, it is a private sanctuary where you just spoil yourselves.

Let your imagination run wild here and reap the rewards for years to come...

- Renovated and modernised character home
- Spacious bathroom and kitchen
- Several sheds and storage options
- Native bush covered block with amazing birdlife
- Peaceful surrounds in a rural setting
- Separate cottage perfect for a teenager retreat, extended family, or extra income. Welcome home.

For more info, go to - www.paulsumich.co.nz/356-bull-rd or call Paul on 021 606 460



VIEW ON WEBSITE: www.harcourts.co.nz/WR37226

PRICE ON PROPERTY: Auction Friday 19 FEB 12:00 p.m. Level 2, 33-35 Robert St, Whangarei (Unless Sold Prior)

APPROX FLOOR AREA: 270 sqm

APPROX LAND AREA: 55000 sqm



Property *Details*

Property Type	Lifestyle
Land area	Land Area Ha 5.5
Roof	Iron
Tenure	Freehold
Property condition	Good
House style	Bungalow
Garaging / carparking	Double lock-up, Open carport
Construction	Weatherboard
Joinery	Timber
Insulation	Floor, Ceiling
Flooring	Carpet and Timber
Window coverings	Drapes
Heating / Cooling	Woodfire
Electrical	TV aerial
Chattels remaining	Fixed floor coverings, Light fittings, Rangehood, Dishwasher, Smoke Detector, Cooktop, Heated Towel Rail, Wall Oven, Water Pumps x 2 Gas Bottle
Kitchen	Modern
Living area	Separate living, Separate dining
Main bedroom	Double and Walk-in-robe
Bedroom 2	Double and Built-in / wardrobe
Bedroom 3	Double and Built-in / wardrobe
Bedroom 4	Single
Granny flat	Separate
Main bathroom	Bath, Spa bath, Separate shower
Laundry	Separate
Workshop	Combined
Views	Bush, Rural
Aspect	North
Outdoor living	Entertainment area (Covered), Clothesline, Garden, BBQ area, Deck / patio
Fencing	Partial
Land contour	Flat to sloping
Grounds	Backyard access, Tidy
Water heating	Electric
Water supply	Bore, Tank (size: 1 x 50,000)
Sewerage	Septic
Virtual Tour URL	https://youtu.be/enI6_rE5DDw
Video Tour URL	https://youtu.be/enI6_rE5DDw

Property Photos



Property *Title*



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




R. W. Muir
Registrar-General
of Land

Identifier 550844
Land Registration District North Auckland
Date Issued 31 July 2012

Prior References
NA112C/448

Estate Fee Simple
Area 5.4560 hectares more or less
Legal Description Lot 2 Deposited Plan 441958
Registered Owners
Mark Anthony McMath and Teri Moana McMath

Interests

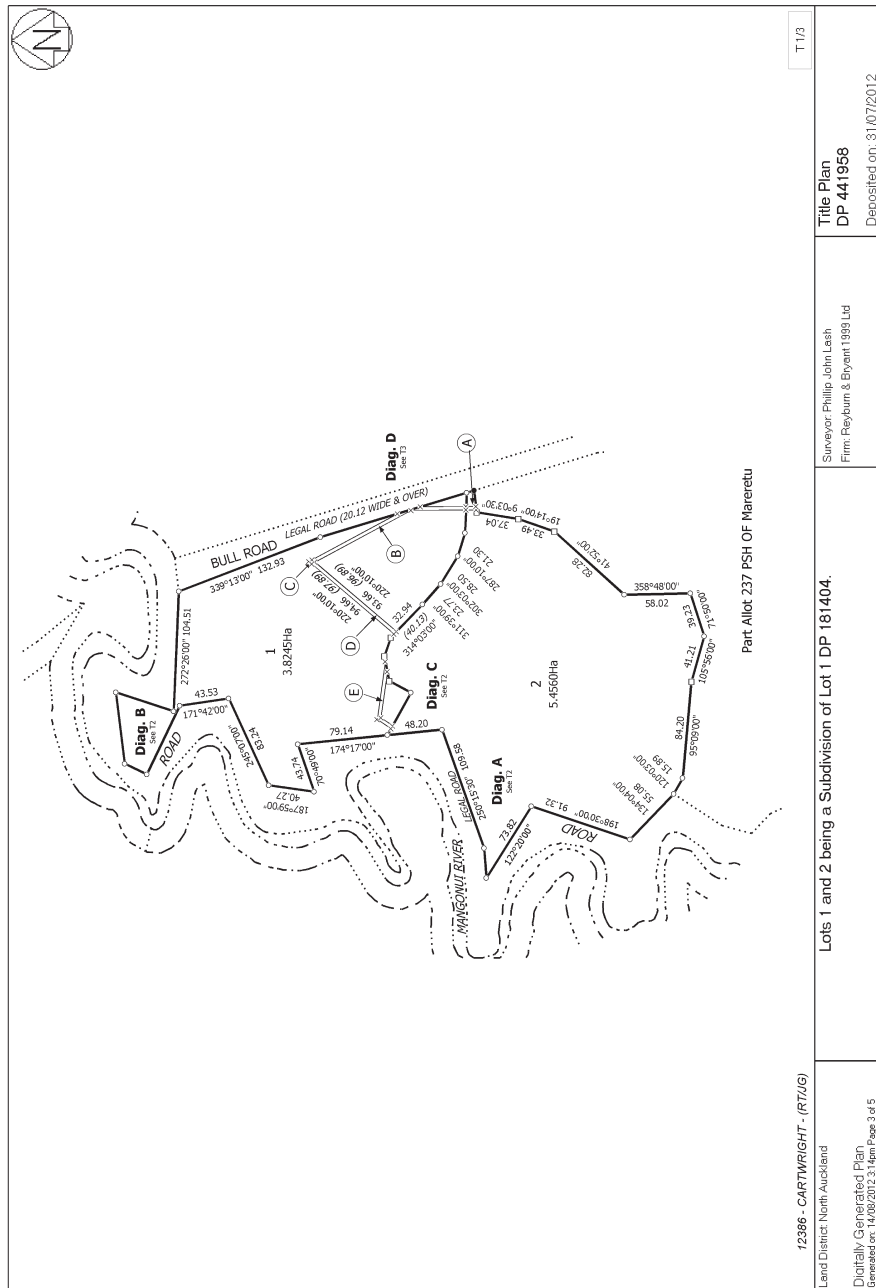
Appurtenant hereto is a right to convey electricity, telecommunications and computer media created by Easement Instrument 9141953.2 - 31.7.2012 at 3:57 pm

The easements created by Easement Instrument 9141953.2 are subject to Section 243 (a) Resource Management Act 1991 Subject to a right (in gross) to convey electricity, telecommunications and computer media over part marked A on DP 441958 in favour of Northpower Limited created by Easement Instrument 9141953.3 - 31.7.2012 at 3:57 pm

The easements created by Easement Instrument 9141953.3 are subject to Section 243 (a) Resource Management Act 1991 9154943.3 Mortgage to Westpac New Zealand Limited - 17.8.2012 at 11:06 am

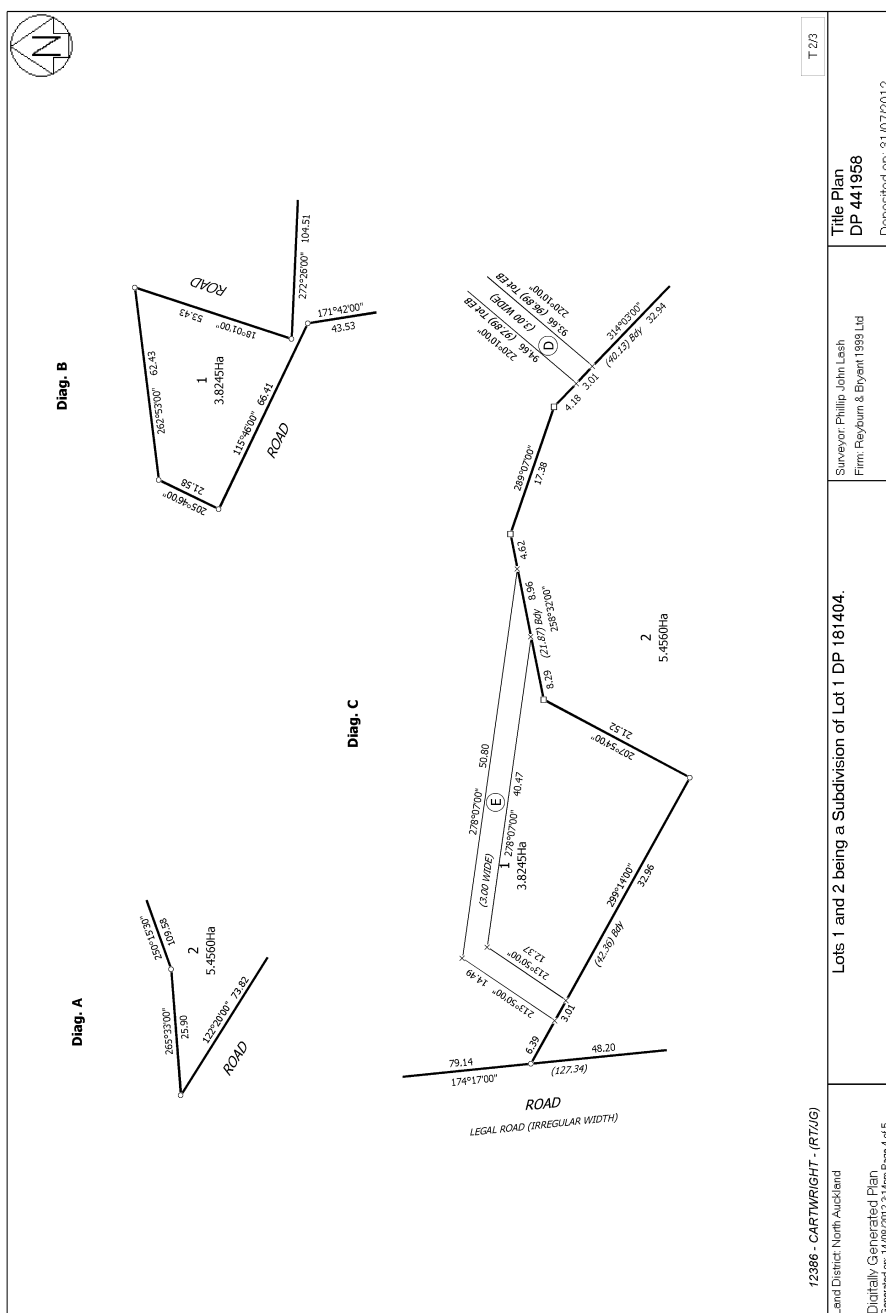
Property Title

Identifier **550844**



Property Title

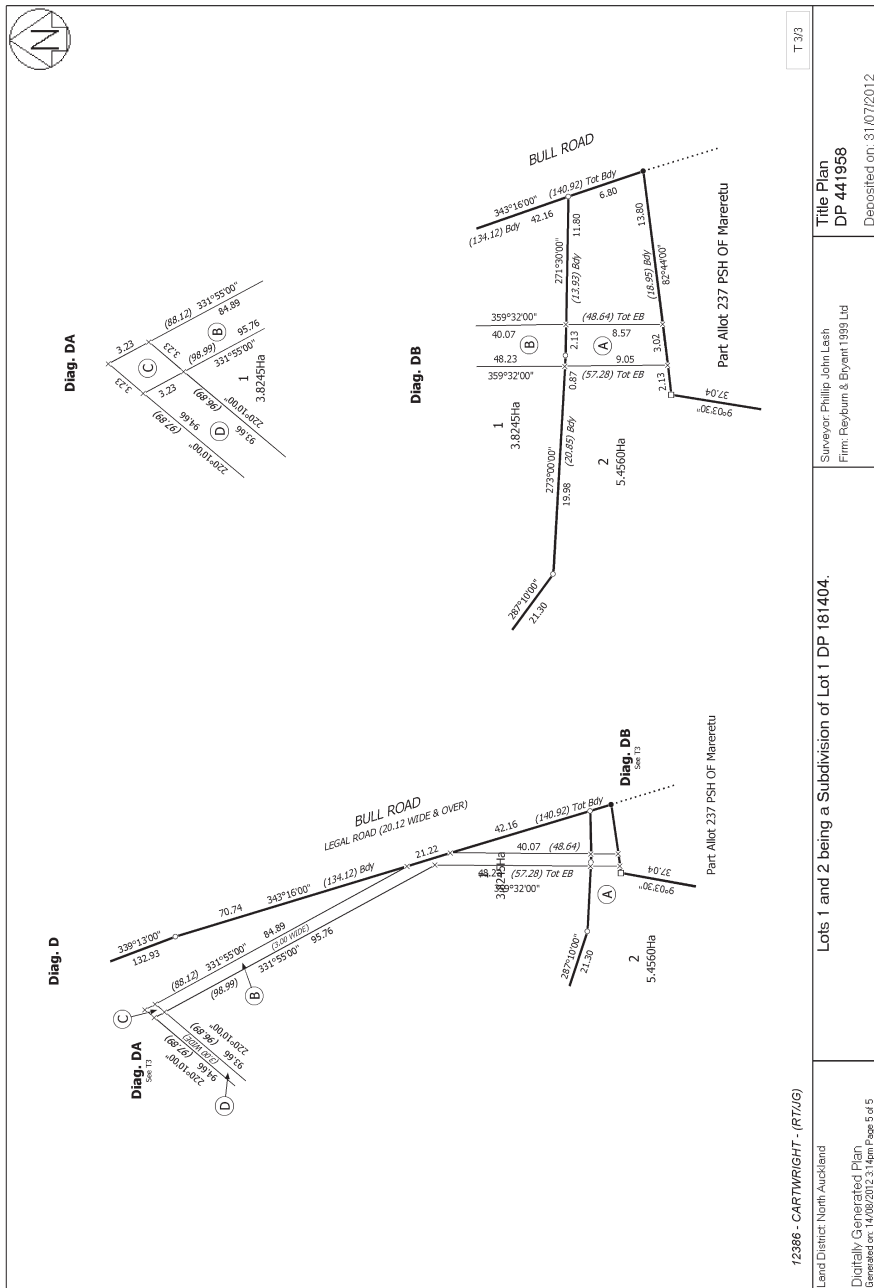
Identifier 550844



12386 - CARTWRIGHT - (RT/G)		
Land District: North Auckland		
Digitally Generated Plan, Generated on: 14/09/2012 3:14 pm Page 4 of 5		
	Lots 1 and 2 being a Subdivision of Lot 1 DP 181404.	Title Plan DP 441956 Deposited on: 31/07/2012
	Surveyor: Phillip John Lash Firm: Reymont & Bryant 1999 Ltd	T 23

Property Title

Identifier **550844**



12386 - CARTWRIGHT - (RT/US)	T 3/3
Land District: North Auckland	Surveyor: Phillip John Leach
Digitally Generated Plan	Firm: Peabody & Bryant 1993 Ltd
Generated on: 14/09/2012 3:14pm Page 5 of 5	Deposited on: 31/07/2012
12386 - CARTWRIGHT - (RT/US)	Title Plan DP 441956
Lot 1 and 2 being a Subdivision of Lot 1 DP 181404.	Part Allot 237 PSH OF Maneretu

Property Rates

Current Year Rates Instalments

Instalment 1.

\$472.55

Instalment 2.

\$472.55

Instalment 3.

\$472.55

Instalment 4.

\$472.55

Current Year's Rates

\$1,890.20

Previous Year's Rates \$1,804.89

Rates for Current Year 2020/2021

Type	Description (Basis)	Factor	Rate	Estimated Amt
002	Uniform Annual General Charge (U)	1.00	\$764.00	\$764.00
231	General Rate Other (L)	185,000.00	0.0043049	\$796.41
250	NRC Targeted Council Services Rate (U)	1.00	\$125.27	\$125.27
251	NRC Targeted Land Management Rate (L)	185,000.00	0.0000995	\$18.41
252	NRC Targeted Freshwater Management Rate (L)	185,000.00	0.0002137	\$39.53

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."

Paul Sumich



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