



Tikipunga
47 Lake Drive

Proudly marketed by Paul Sumich

Harcourts
Whangarei



Boundary Lines Indicative Only



“

...this home is in as-new condition, so come and secure it.

”

4  2  1  2 

Fantastic Family-Focused Living

FOR SALE

FLOOR AREA 225sqm

LAND AREA 723sqm

What you see:

A modern ex-showhome by Cambridge homes with plenty of privacy and a stunning garden that has recently been established. This family friendly, 4 bedroom home is situated on a prominent raised corner position, so you'll enjoy having plenty of space living here.

The open floor plan flows seamlessly from the kitchen, living and lounge, to the outdoors, making it perfect for relaxing and entertaining within a covered deck area.

The current owners have their sights set on downsizing, and this home is in as-new condition, so come and secure it.

What you get:

225sqm sized contemporary home on a 723sqm corner site, positioned to capture all day sun

Four bedrooms - a generously sized master suite with walk-in and ensuite

Two bathrooms, one being an ensuite

A spacious layout with multiple living spaces ensures you'll keep the entire family happy

Separate laundry

Large double internal access garage

Current rates: \$3,045.78

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

Transfer of the balance of the build guarantee - approximately 5 years left

Council files available - LIM to be made available

Other recent upgrades include: an HRV system, Ducted Daikin air con/heat pump, extensive outdoor decking and garden shed, gated entrance to securely park the boat or camper, and professionally designed and landscaped garden with a variety of low maintenance plantings.

Move here if:

You've been searching for a new or near-new family sized home, so you don't have to wait to move into your next home

You've been wanting a place that has quality fixtures and fittings throughout, that is show-home standard.

You've got an eye out for a property where it's walking distance to shops, schools, playground, and public transport.

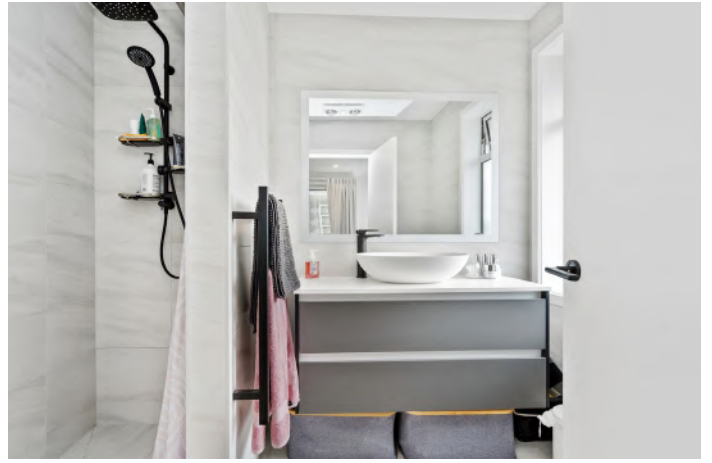
Welcome home.

What it takes:

Price by Negotiation







Property Information

Property Type	House
Other Rooms	Separate Laundry
Hot Water	Electric
Heating	Central Heating / Ducted Heating
Kitchen	Modern, Open Plan
Dining	Combined Kitchen
Bathrooms	Ensuite, Separate Bathrooms, Separate Shower, Separate Toilets
Lounge	Separate
Stove	Electric
Interior Condition	Excellent
Exterior	Weatherboard Composite
Exterior Condition	Excellent
Roof	Metal Tile
Flooring	Carpet, Vinyl
Garaging	Double, Off St Parking
Fencing	Fully Fenced
Aspect	Northerly
Views	Urban
Sewage	Mains
Water	Town
Frontage	Street
Amenities	Close to Schools, Close to Shops, Close to Transport

Features & Chattels

Chattels	Bathroom Extractor Fan, Blinds, Cooktop, Curtains, Dishwasher, Drapes, Fixed Floor Coverings, Garage Door Opener Remote Control, Garage Door Opening Mechanism, Heated Towel Rail, Light Fittings, Rangehood, Wall Oven, Waste Disposal Unit
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Additional Information

More Details URL	harcourtswhangarei.co.nz/property/WR45373
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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

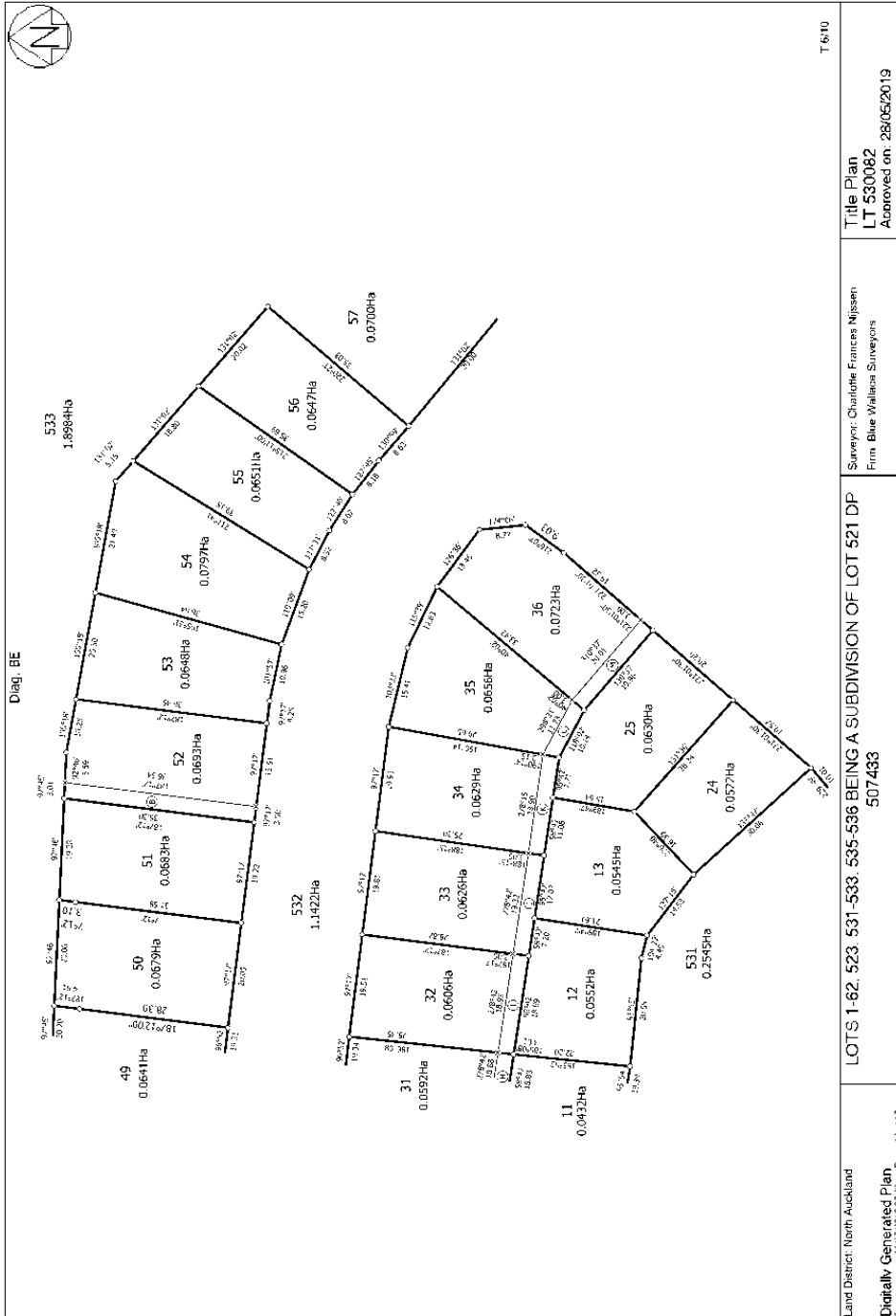
Identifier **860818**
Land Registration District **North Auckland**
Date Issued 08 May 2019

Prior References
809369

Estate Fee Simple
Area 723 square metres more or less
Legal Description Lot 36 Deposited Plan 530082
Registered Owners
Amy Rebecca Gardener

Interests

11329179.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.5.2019 at 2:23 pm
Subject to a right to drain sewage (in gross) over part marked M on DP 530082 in favour of the Whangarei District Council created by Easement Instrument 11329179.7 - 8.5.2019 at 2:23 pm
The easements created by Easement Instrument 11329179.7 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Covenant Instrument 11329179.9 - 8.5.2019 at 2:23 pm
Fencing Covenant in Transfer 11453896.1 - 5.6.2019 at 3:57 pm
12490855.2 Mortgage to ANZ Bank New Zealand Limited - 30.6.2022 at 10:58 am



Rates

Legal Description:	LOT 36 DP 530082		
Assessment Number:	0072206136		
Property ID:	169680		
Address:	47 Lake Drive Whangarei 0112		
View Maps:	WDC Maps	Google Maps	
Land Area (hectares):	0.0723		
Capital Value:	2023/2024	\$970,000	2024/2025 \$970,000
Land Value:	2023/2024	\$370,000	2024/2025 \$370,000
Record of Title:	860818		
Floor Area (square metres):	225		
Site Area (square metres):	225		
Improvements:	DWG OI		
Land Use Code:	Residential Single Unit		
Number of Units:	1		
Property Category:	RD202B		
Zone (view District Plan Map):	District Plan Map		
Related Properties:			

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
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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