

Kensington, 58 Keyte Street

Proudly marketed by Paul Sumich



Kensington, 58 Keyte Street



Kensington classic with plenty of extras.

Be prepared to be surprised with what is on offer here with this great family home retaining its 1940's character. This light filled and comfortable home sits in one of Whangarei's most popular central suburbs and will appeal to families wishing to live in this great location. With a separate sleepout/living area, there is room for everyone to do their own thing.

The spacious and character filled home with an amazing private garden has had its kitchen and bathroom meticulously renovated. The covered courtyard is well equipped for all year alfresco living and entertaining.

Move in straight away and enjoy this home, while there is the opportunity to update further if you'd like to put your own mark on this property.

Brilliant convenience to everything that Kensington already has to offer, along with the imminent completion of the food and services development just around the corner.

The central location provides easy access to the city in one direction, and out to the world class coastline in the other.

Welcome home.



VIEW ON WEBSITE: www.harcourts.co.nz/WR37488

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

APPROX FLOOR AREA: 142 sqm

APPROX LAND AREA: 825 sqm

Property Details

Property Type	House
Roof	Tile
Tenure	Freehold
Property condition	Excellent
House style	Bungalow
Garaging / carparking	Double lock-up, Auto doors (Number of remotes: 2)
Construction	Render and Block
Joinery	Timber, Aluminium
Insulation	Walls, Floor, Ceiling
Flooring	Carpet and Tiles
Window coverings	Drapes, Blinds
Heating / Cooling	Heat pump
Electrical	Satellite dish, TV points, TV aerial
Chattels remaining	Blinds, Fixed floor coverings, Light fittings, Stove, Rangehood, Dishwasher, Heat pump, Garage Door Remote, Drapes, Spa Pool, Garage Door Opener, 42" Smart TV, In Built BBQ,
Kitchen	Designer, Modern, Open plan, Dishwasher, Upright stove, Rangehood, Extractor fan, Double sink, Microwave, Gas reticulated, Pantry and Finished in Laminate and Other
Living area	Open plan
Main bedroom	Double and Walk-in-robe
Bedroom 2	Double and Built-in / wardrobe
Bedroom 3	Double and Built-in / wardrobe
Granny flat	Separate and Council approved
Main bathroom	Separate shower, Exhaust fan, Heater
Laundry	Separate
Workshop	Combined
Views	Private, Urban
Aspect	North
Outdoor living	Entertainment area (Covered and Paved), Clothesline, Spa, Garden, BBQ area (with lighting and with power), Deck / patio
Fencing	Partial
Land contour	Flat
Grounds	Tidy, Backyard access, Landscaped / designer
Water heating	Gas
Water supply	Town supply
Sewerage	Mains
Locality	Close to transport, Close to schools, Close to shops



Property Photos



Property Title



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




R.W. Muir
Registrar-General
of Land

Identifier NA906/147
Land Registration District North Auckland
Date Issued 21 July 1948

Prior References
NA901/291

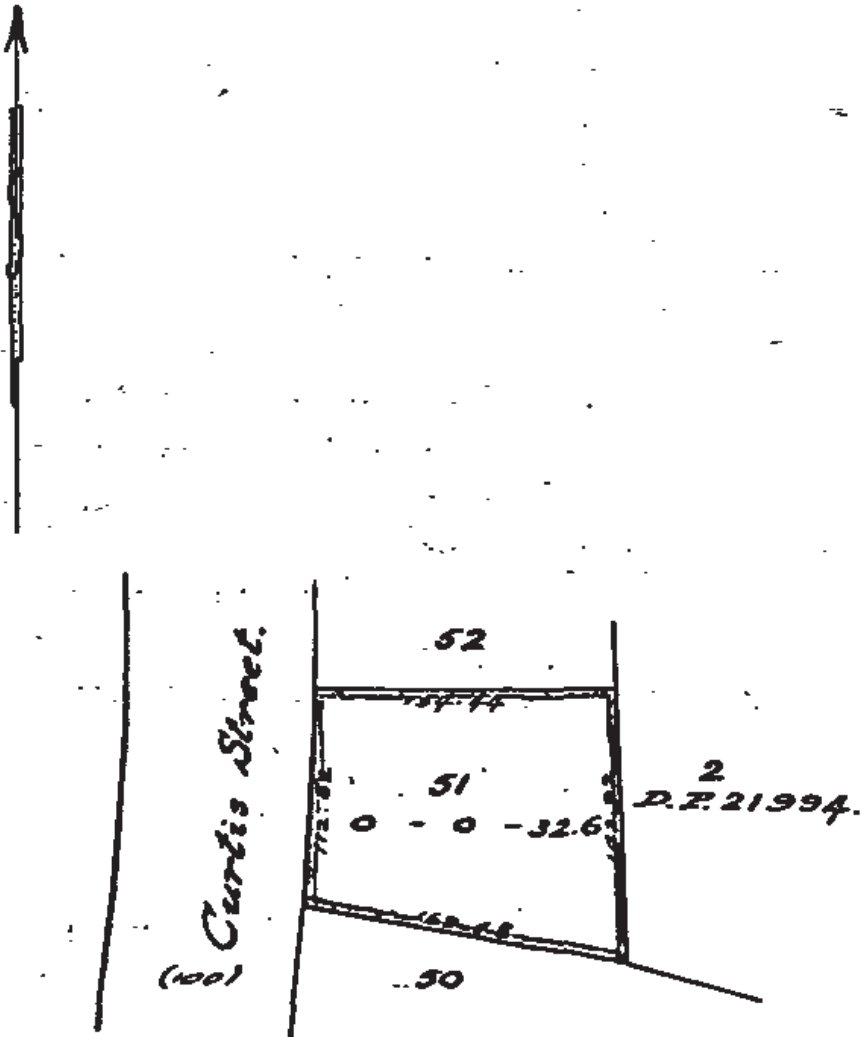
Estate Fee Simple
Area 825 square metres more or less
Legal Description Lot 51 Deposited Plan 34694
Registered Owners
Mark Norman Wilson, Wendy Anne Wilson and TW Trustees 2014 Limited

Interests
10325612.3 Mortgage to ASB Bank Limited - 5.2.2016 at 4:46 pm

Property Title

Identifier

NA906/147



Property Rates

General Property Information

Assessment Number:	WDC0073130400
Property ID:	16224
Address:	58 Keyte Street Whangarei
Land Area:	0.0825
Capital Value:	\$527000.00
Land Value:	\$191000.00

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)

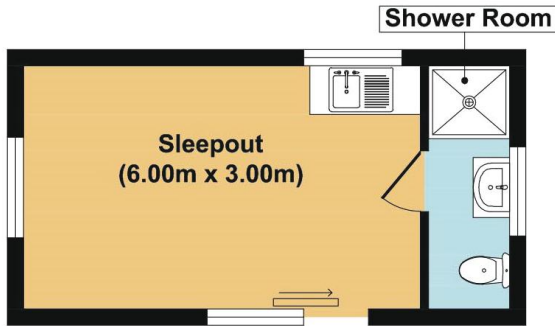
You can view details about properties on our GIS Maps website.

[GIS Maps](#)

Rates Breakdown (up to 30 June 2021)

Description	Amount
General Residential	\$459.43
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	\$37.55
NRC - Regional Infrastructure	\$4.58
NRC - Regional Land Management	\$17.46
NRC - Regional Pest Management	\$60.11
NRC - Regional Sporting Facilities	\$16.76
NRC - Regional River Management - General Catchment Area	\$43.52
NRC - Regional Transport Rate	\$23.20
	WDC :\$1890.43
	NRC :\$383.58
	Total \$2274.01

Floor Plans



58 Keyte Street, Kensington, Whangarei

Approx. Gross Internal Floor Area 142 sq. m

Kensington, 58 Keyte Street

Rental Appraisal

58 Keyte Street, Kensington



Rental Estimate: \$600.00 - \$620.00 per week



4



2



2

Property Description

Current rent: Owner occupied.

Additional: Beautifully renovated three-bedroom, one-bathroom family home plus sleepout and another bathroom.

Comparable Properties

Address	Bedrooms and Bathrooms	Rent per week
Kamo Road, Kensington	4 Bedroom, 2 Bathroom	\$595.00
Hatea Drive, Kensington	4 Bedroom, 2 Bathroom	\$580.00
Mains Avenue, Kensington	3 Bedroom, 2 Bathroom	\$600.00

Having researched the above property and taking into consideration the market conditions, it is in our opinion that the property would achieve a weekly rent in the vicinity of **\$600.00 - \$620.00 per week.**

Your Agent Paul Sumich



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

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