

Ruatangata, 64 Crossett Road

Proudly marketed by Paul Sumich and Paul van den Berg



Ruatangata, 64 Crossett Road



A little bit country...

The best of both worlds? We think so!

As you come down your driveway along the ridge, you have a choice...

Production, space for animals and a large shed on one side of the ridge - and home, relaxation and tranquility on the other side.

This amazing family residence has everything that your heart could desire. Situated in an elevated position with fantastic views out over the countryside, on a 6Ha block in the sought after rural lifestyle location of Ruatangata West.

This enviable spot is only 20km from the Whangarei CBD, and just 14km from all of the amenities of Kamo village.

Your new home is set to impress with an excellent floor plan of 199sqm over one level. The quality and functional design of this home must be seen to be appreciated.

Enjoy the AMAZING sunsets on a clear summer night from the spa looking out over the 'infinity' lawn. There's nothing better than feeling the warmth of a spa pool to relax in after your day as you sit back and enjoy a glass of red and have your worries just float away...

This extremely well-appointed home features:

Open plan, with separate living areas

Elegant kitchen with top level freestanding Falcon oven with induction cooktop, excellent storage and stone benchtops

Extensive outdoor covered entertaining area

King Sized Master suite with ensuite, walk in wardrobe

3 Additional well-appointed bedrooms all with built in robes with 1 Bedroom easily able to be used as a home office.

Roomy main bathroom, well positioned to service the bedrooms and featuring a shower over the bath

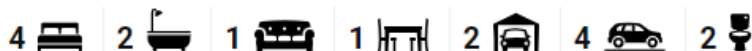
Separate laundry with plenty of storage

Double Garage with internal access.

Huge back lawn is a great area for children and pets to play

Large Implement shed - with its own access

Welcome home.



VIEW ON WEBSITE: www.harcourts.co.nz/WR38798

PRICE ON PROPERTY: Auction Fri 10 Dec 12:00 p.m. Level 2, 33-35 Robert St, Whangarei (Unless Sold Prior)

APPROX FLOOR AREA: 199 sqm

APPROX LAND AREA: 60800 sqm

Property Details

Property Type	Lifestyle
Land area	Land Area Ha 6.08
Property Features	Smoke alarms
Roof	Concrete and Tile
Tenure	Freehold
Property condition	Excellent
House style	Lifestyle
Garaging / carparking	Internal access, Double lock-up, Auto doors (Number of remotes: 2), Off street
Construction	Brick
Joinery	Aluminium
Insulation	Walls, Ceiling
Flooring	Vinyl, Tiles and Carpet
Window coverings	Drapes
Heating / Cooling	Heat pump, Other (HRV System)
Chattels remaining	Fixed floor coverings, Light fittings, Stove, Rangehood, Dishwasher, Smoke Detector, Heated Towel Rail, Heat pump, Garage Door Remote, Drapes, Spa Pool
Kitchen	New, Designer, Open plan, Rangehood, Double sink, Breakfast bar and Finished in Other (Engineered Stone)
Living area	Formal lounge, Formal dining, Open plan, Separate living
Main bedroom	Double, Balcony / deck and Walk-in-robe
Ensuite	Separate shower
Bedroom 2	Double and Built-in / wardrobe
Bedroom 3	Double and Built-in / wardrobe
Bedroom 4	Double and Built-in / wardrobe
Additional rooms	Family
Main bathroom	Shower over bath, Exhaust fan, Heater
Laundry	Separate
Workshop	Separate
Views	Private, Rural
Aspect	North
Outdoor living	Entertainment area (Covered and Paved), Clothesline, Spa, Garden, BBQ area (with lighting and with power), Deck / patio
Fencing	Fully fenced
Land contour	Flat to sloping
Grounds	Backyard access, Landscaped / designer, Tidy, Manicured
Garden	Garden shed (Number of sheds: 1)
Water heating	Electric
Water supply	Tank (size: 1 x 27,000 litre, 1 x 16,000 litre)
Sewerage	Other
Locality	Close to shops, Close to schools



Property Photos



Property Title



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




R. W. Muir
Registrar-General
of Land

Identifier 245363
Land Registration District North Auckland
Date Issued 10 January 2006

Prior References
201663

Estate Fee Simple
Area 6.0783 hectares more or less
Legal Description Lot 1 Deposited Plan 360333
Registered Owners
Paul Anthony Teahon and Joanne Green

Interests

6520327.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 3.8.2005 at 9:00 am

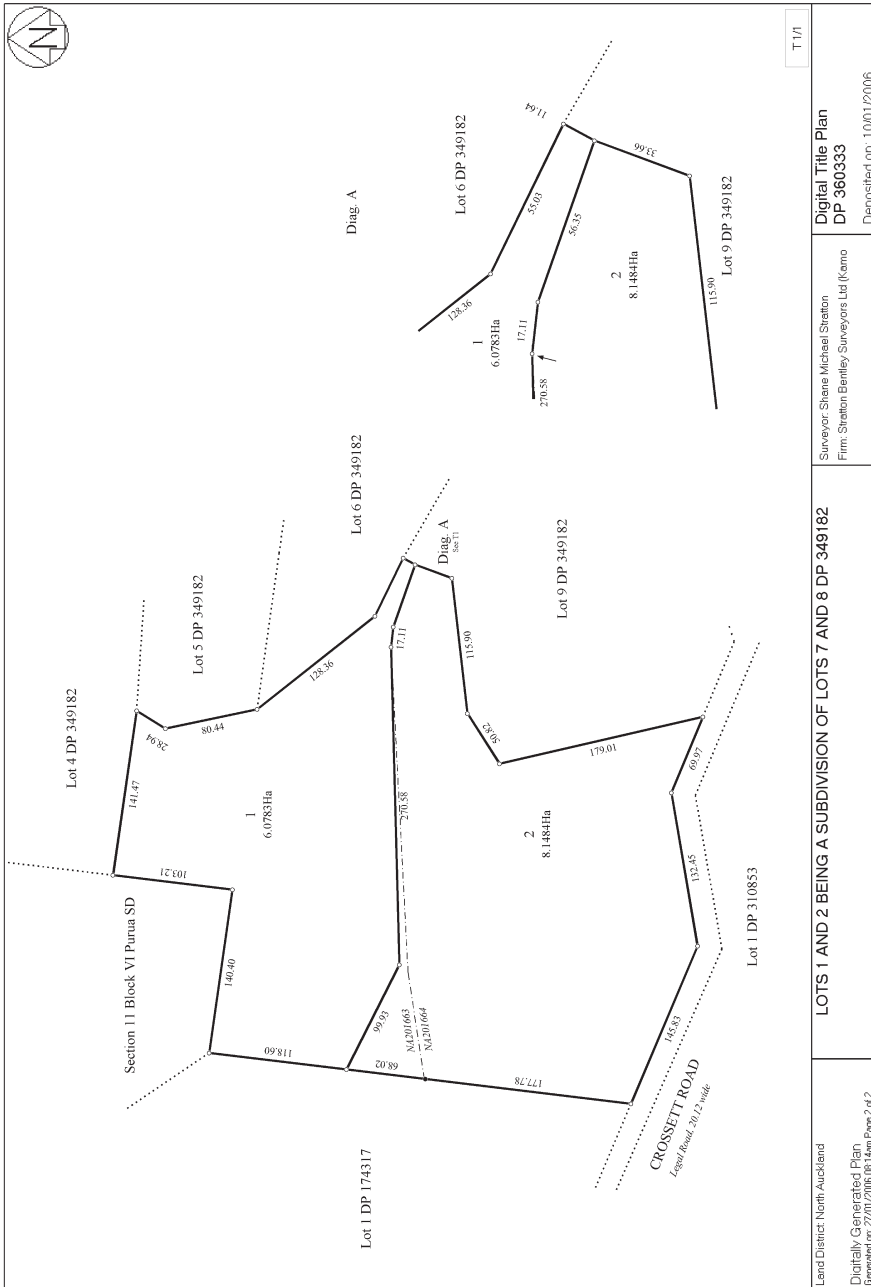
Appurtenant hereto are right of way, right to transmit electricity, telecommunications & computer media easements created by Easement Instrument 6520327.4 - 3.8.2005 at 9:00 am

The easements created by Easement Instrument 6520327.4 are subject to Section 243 (a) Resource Management Act 1991

11453788.3 Mortgage to ASB Bank Limited - 14.6.2019 at 10:51 am

Property Title

Identifier **245363**



Land District North Auckland	LOTS 1 AND 2 BEING A SUBDIVISION OF LOTS 7 AND 8 DP 349182	Digital Title Plan DP 360333	T 1/1
Digitally Generated Plan Generated on: 27/07/2006 08:14am Page 2 of 2	Surveyor: Shane Michael Stratton Firm: Stratton Bentley Surveyors Ltd (Kamo)	Deposited on: 10/01/2006	

Property Rates

Legal Description:

Assessment Number: 0032028204

Property ID:

Address: 64 Crossett Road Whangarei 0176

View Maps: [WDC Maps](#) [Google Maps](#)

Land Area (hectares):

Capital Value: \$795,000

Land Value: \$270,000

Date of Valuation: 1 August 2018

Record of Title: 245363

Floor Area (square metres): 199

Site Area (square metres): 199

Improvements: DWG FG OB OI

Land Use Code: Lifestyle Single Unit

Number of Units: 1

Property Category:

☐ **WDC**

General Residential - Lifestyle

Land Value 270000 \$694.93

SUIPs 1 \$724.00

Total

Land Value 1 \$1,418.93

☐ **NRC**

NRC - Regional Civil Defence & Hazard Management

SUIPs 1 \$37.88

NRC - Regional Council Services

SUIPs 1 \$132.69

NRC - Regional Economic Development

Land Value 270000 \$6.48

NRC - Regional Emergency Services Rate

SUIPs 1 \$11.84

NRC - Regional Flood Infrastructure

SUIPs 1 \$31.19

NRC - Regional Land and Fresh Water Management

Land Value 270000 \$102.47

NRC - Regional Pest Management

SUIPs 1 \$76.40

NRC - Regional Sporting Facilities

SUIPs 1 \$16.95

NRC - Regional Transport Rate

SUIPs 1 \$23.07

Total

Land Value 1 \$438.97

Total

Land Value 1 \$1,857.90

Rental Appraisal

Address: 64 Crossett Road, Ruatangata West

Rental Estimate: \$650.00 - \$680.00 per week

4  2  1  2 

Property Description

Reason: For Sale

Additional: Close to local shops and schools.



Comparable Properties

Address	Bedrooms and Bathrooms	Rent per week
Three Mile Bush Road, Kamo	4 Bedroom, 2 Bathroom	\$680.00
Apotu Road, Kauri	5 Bedroom, 2 Bathroom	\$685.00
Kokopu Block Road, Maungatapere	4 Bedroom, 2 Bathroom	\$695.00

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 **\$650.00 - \$680.00 per week**

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 therefor). 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.govt.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.



Are you considering *purchasing* this home as an investment?

We are a highly experienced award-winning property management team who service the Whangarei area and would be delighted to manage your investment property.

We take property management seriously and our results speak for themselves.

99.54% of our properties are tenanted

99.36% of our tenants pay their rent on time

To ensure your investment property achieves to its full potential, contact Janet Pitman today.

021 892 443 | janet.pitman@harcourts.co.nz

Ruatangata, 64 Crossett Road

Floor Plan



64 Crossett Road, Ruatangata, Whangarei

Approx. Gross Internal Floor Area 200 sq. m

This plan is for illustrative purposes only and should be treated as such. Any services, systems and appliances have not been tested and no guarantee as to their operability and efficiency can be given.
Plan by www.gawdygreen.co.nz ©

Auction Terms



Fifth Edition 2020

PARTICULARS AND CONDITIONS OF SALE OF REAL ESTATE BY AUCTION

This form is approved by the Real Estate Institute of New Zealand Incorporated and by Auckland District Law Society Incorporated.

AUCTION DETAILS

Auctioneer: Harcourts Whangarei

Place of Auction: Level 2, 33-35 Robert St, Whangarei

Date and Time of Auction: 10/12/2021 12:00 p.m. Unless Sold Prior

Licensed Real Estate Agent acting for Vendor: Optimize Realty Ltd

Vendor: Paul Anthony Teahon & Joanne Green

The vendor is registered under the GST Act in respect of the transaction evidenced by this agreement and/or will be so registered at settlement:

Yes/No

PROPERTY

Address: 64 Crossett Road, Ruatangata, Whangarei District, 0176

Estate: **FREEHOLD** **LEASEHOLD** **STRATUM IN FREEHOLD**
~~STRATUM IN LEASEHOLD~~ ~~CROSS-LEASE (FREEHOLD)~~ ~~CROSS-LEASE (LEASEHOLD)~~

If none of the above are deleted, the estate being sold is the first option of freehold.

Legal Description:

Area (more or less):
6.0783 ha

Lot/Flat/Unit:
1

DP:
360333

Record of Title (unique identifier):
245363

TENANCIES

Name of Tenant(s): Vacant Possession

Yes/No

Particulars of any tenancies are set out in Schedule 3 or another schedule attached to this agreement by the parties.

1.0 Conditions of sale

- 1.1 The property and the chattels included in the sale are sold on these Particulars and Conditions of Sale, the General Terms of Sale and any Further Terms of Sale.
- 1.2 GST will be payable in accordance with the statement of the purchase price in the Memorandum of Contract.
- 1.3 The GST date is (subclause 14.0):
- 1.4 The settlement date is: 25th February 2022
- 1.5 The interest rate for late settlement is 14 % p.a.

2.0 Conduct of auction

- 2.1 The property is offered for sale subject to a reserve price and, subject to the reserve price being met, the highest bidder whose bid is accepted by the auctioneer shall be the purchaser.
- 2.2 The auctioneer may nominate the sum by which the bidding can be raised.
- 2.3 The auctioneer may refuse any bid.
- 2.4 The auctioneer or the licensed real estate agent acting for the vendor in respect of the sale may submit a bid on behalf of any person. The auctioneer shall identify a person so acting before the commencement of bidding.
- 2.5 The vendor may bid personally, or by a representative, or through the auctioneer, provided that the bid is less than the reserve price. The auctioneer shall identify each vendor bid as it is made.
- 2.6 The vendor may withdraw the property at any time before it has been sold and without declaring the reserve price.
- 2.7 If a dispute arises concerning any bid, the auctioneer may determine the dispute or re-offer the property at the last undisputed bid.
- 2.8 The purchaser shall immediately on the completion of the auction:
 - (a) sign the Memorandum of Contract, failing which the auctioneer may sign on behalf of the purchaser;
 - (b) pay to the vendor's licensed real estate agent the deposit being 10% of the purchase price unless otherwise agreed; and
 - (c) complete its GST information in Schedule 1, if applicable.

Release date: 16 July 2020

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Disclosure

64 Crossett Road, Ruatangata

A LIM obtained from the Whangarei District Council on **9 November 2021** is available on request. The above-mentioned search contains the following building permits and/or consents:

- **BC0586014 - New Dwelling with Attached Garage - Issued - 26 October 2005**
- **Code Compliance Certificate – Issued – 11 May 2006**
- **BC0901369 - New Shed - Issued - 22 December 2009 (incorrect date in LIM - 2019)**
- **Code Compliance Certificate – Issued - 23 March 2010**

The Building Act 1991 came into effect in 1 July 1992. This is when the process changed from a Building Permit to a Building Consent. A Code Compliance Certificate (final sign off) is required for a Building Consent issued under the Building Act 1991 and/or 2004.

A Search Copy of the Certificate of Title 245363 was received on **11 November 2021** and is **Freehold** on the property and is subject to the following interests:

- **6520327.2 Consent Notice** (a copy of the Consent Notice is available)
- **Easement Instrument 6520327.4 Receives right of way, right to transmit electricity, telecommunications & computer media easements**

District Plan Environment. (Please note that this property is subject to Councils Decision)

- **Rural Production Environment**

Other:

- **A Building Inspection was carried out by Whangarei Building Inspections on 10 November 2021. This report is available on request.**
- **I recommend you check the Residential Tenancies (Healthy Homes Standards) Regulations 2019 if you intend to rent out the property.**

We recommend that all purchasers buying property conduct a thorough due diligence investigation, including but not limited to investing in professional reports and consulting with their lawyer to help them with their purchase decision.

Please note this Disclosure Statement does not form part of the Agreement for Sale and Purchase of Real Estate.

Purchasers Signature

Date.....

Aerial Photo



Tuesday, November 9, 2021

Scale: 1:5,000



This map was last updated in 2018. It includes New Zealand's most current publicly owned aerial imagery and is sourced from the LINZ Data Service.

The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System Database (CRS). CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.

Ruatangata, 64 Crossett Road



Your Salesperson Paul Sumich

It goes without saying that you trust the person handling your biggest asset. But wanting to have a drink with them once the sale is done? Well, that's something else. And Paul gives you both.

Paul is unapologetically competitive, with a tenacious spirit born from years of endurance sport and small business ownership, and he is definitely someone that you want in your corner.

Client-focused in his approach, Paul revels in the one-on-one. It's about providing a valuable service while putting it all together. Dedicated, disciplined, and easy-going, Paul's skillset ranges wide; from selling some of the best character homes in Whangarei, to unique coastal and semi-rural properties.

He's fast paced, optimistic and confident – everywhere but in a kayak.

A strong morning coffee (or two!) at home in Maunu before the family heads out the door. And all of the people in between. That's what Paul calls happy days.

Paul recognises the importance of hard work and tailored property campaigns – which makes him a perfect fit for people that want to maximise the sales result of their home.

Aside from spending time with his family, Paul loves to ride, run on many of the great off-road tracks here, and visit Northland's awesome 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."

Paul Sumich

M 021 606 460 | **P** 09 430 1000

paul.sumich@harcourts.co.nz

whangarei.harcourts.co.nz

Optimize Realty Ltd MREINZ | Licensed Agent REAA 2008



Your Salesperson Paul van den Berg

Paul van den Berg is a proud dad, fiancé, home-owner, volunteer, motivator, sportsman and real estate professional with a recognisable smile and only a very subtle accent!

With excitement and energy, Paul will work with you to get it done and do it right. He understands full well that clients have expectations for the sale or purchase of their home and believes that getting to know his clients and what they hope to achieve is key to a successful deal.

Throughout his career in customer service, Paul has enjoyed doing things differently to achieve customer satisfaction and has been responsible for boosting morale among colleagues with the creation of a social club. Originally from Holland, Paul moved to New Zealand several years ago to improve his rugby game and immerse himself in another culture. Though he loves being Dutch, he loves being a Kiwi even more, and believes in giving back to the community he lives and works in at every opportunity. He has helped organised many fund-raising events and volunteered for Whangarei community night patrols. These days you will find Paul at open homes on Sundays, rather than on the rugby field, though he continues help out his club on fundraising nights to stay close to the team.

Paul's personal motto is 'plan, work, achieve'. Last year, Paul did the Beach to Basin run in under an hour. This year, one of his many goals is to run the same track in just 45 minutes.

What are your real estate goals? Contact Paul to plan, work on and achieve them for you with **Fun & Laughter** today.

Paul van den Berg

M 021 183 5165 | **P** 09 430 1000

paul.vandenberg@harcourts.co.nz

whangarei.harcourts.co.nz

Optimize Realty Ltd MREINZ | Licensed Agent REAA 2008

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DEDICATION



YOUR **Harcourts**