

Kamo, 8 Barclay Place

Proudly marketed by Jono Reeves and Paul Sumich



Kamo, 8 Barclay Place



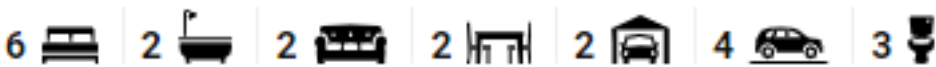
Spacious Family Home with World Class City Views

Generous proportions and modern finishes along with 270 degree city and sea views unite in this stunning home to create a family sanctuary of peace and privacy.

Conveniently set in a highly sought-after Kamo West location, it's within easy reach of schools and all of Kamo's amenities.

Warmth, tone, and space. It's something hard to find in this current market, and there's no denying this Kamo West property has exactly that.

- Fresh contemporary interiors are bathed in natural light
- Impressive 340sqm design offering both formal and casual spaces
- Covered outdoor entertaining area and beautiful gardens on the 1,400+sqm section
- Large open kitchen is well appointed and has corner pantry
- Accommodation consists of six generously sized bedrooms
- Expansive master includes walk in robe and ensuite
- Spacious downstairs living/rumpus plus good sized study/office
- Striking main stairway to the upper level
- Double garage, plentiful driveway parking, ample storage
- Ideal location, a short stroll to cafés and the Kamo village



VIEW ON WEBSITE: www.harcourts.co.nz/WR37557

PRICE ON PROPERTY: Auction Fri 23 Apr 12:00 p.m. Level 2, 33-35 Robert St, Whangarei (Unless Sold Prior)

APPROX FLOOR AREA: 340 sqm

APPROX LAND AREA: 1411 sqm

Property Details

Property Type	House
Property Features	Other (Sky Dish)
Roof	Longrun
Tenure	Freehold
Property condition	Good
House style	Character
Garaging / carparking	Internal access, Double lock-up, Off street
Construction	Block, Brick and Shiplap
Joinery	Aluminium
Insulation	Walls, Ceiling
Flooring	Tiles, Carpet and Vinyl
Window coverings	Drapes, Blinds
Heating / Cooling	Woodfire (Closed), Other (Heatpumps x 3)
Electrical	Satellite dish, TV aerial
Chattels remaining	Blinds, Fixed floor coverings, Light fittings, Smoke Detector, Waste disposal, Cooktop, Wall Oven, Drapes, TV Aerial, Garden Shed, Heatpumps x 3, Microwave
Kitchen	Modern, Open plan, Dishwasher, Separate cooktop, Separate oven, Rangehood, Extractor fan, Double sink, Waste disposal, Breakfast bar, Microwave, Pantry and Finished in Granite and Laminate
Living area	Separate living, Open plan, Separate dining
Main bedroom	Double 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
Bedroom 5	Double and Built-in / wardrobe
Bedroom 6	Double
Additional rooms	Rumpus
Main bathroom	Bath, Separate shower, Exhaust fan, Heater
Laundry	Separate
Workshop	Combined
Views	City, Urban, Water, Bush
Aspect	North
Outdoor living	Entertainment area (Covered and Concrete), Clothesline, Garden, BBQ area, Deck / patio
Fencing	Partial, Materials (Stone walls)
Land contour	Flat
Grounds	Backyard access, Manicured
Garden	Garden shed (Number of sheds: 1)
Water heating	Electric
Water supply	Town supply
Sewerage	Mains
Locality	Close to shops, Close to transport, Close to schools
items excluded	Swimming Pool & Pump



Property Photos



Property Title



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




R. W. Muir
Registrar-General
of Land

Identifier NA19B/1435
Land Registration District North Auckland
Date Issued 11 September 1970

Prior References
NA861/128

Estate Fee Simple
Area 1411 square metres more or less
Legal Description Lot 17 Deposited Plan 62193

Registered Owners

Michael John Williams and Julie Gail Williams

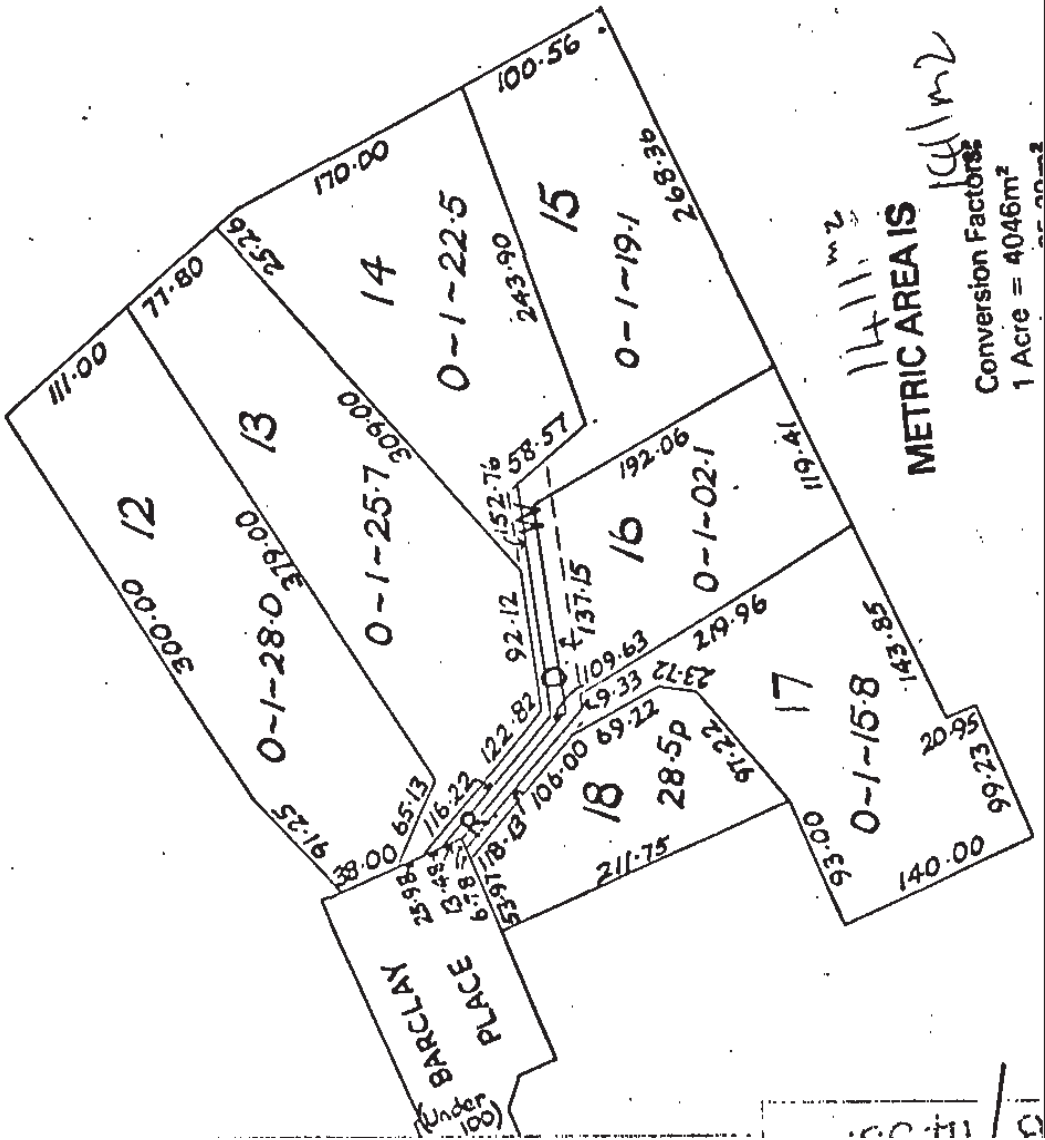
Interests

Appurtenant hereto is a right of way and a right to drain sewage specified in Easement Certificate A495228 - 11.9.1970
Subject to a right of way over part coloured yellow on DP 62193 specified in Easement Certificate A495228 - 11.9.1970
The easements specified in Easement Certificate A495228 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

Property Title

Identifier NA19B/1435

LOTS ON PLAN



Property Rates

General Property Information

Assessment Number:	WDC0071152100
Property ID:	11352
Address:	8 Barclay Place Kamo
Land Area:	0.1411
Capital Value:	\$747000.00
Land Value:	\$274000.00

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	\$659.08
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	\$53.87
NRC - Regional Infrastructure	\$6.58
NRC - Regional Land Management	\$25.04
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 :\$2090.08
	NRC :\$409.48
	Total \$2499.56

Rental Appraisal

8 Barclay Place, Kamo West



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



6



2



2+

Property Description

Current rent: Owner occupied.

Additional: Stunning large family home located in a highly sought-after area.

Comparable Properties

Address	Bedrooms and Bathrooms	Rent per week
Crawford Crescent, Kamo	4 Bedroom, 2 Bathroom	\$620.00
Chatsfield Place, Kamo	5 Bedroom, 2 Bathroom	\$650.00
Fairway Drive, Kamo	4 Bedroom, 2 Bathroom	\$610.00

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.

Council Files

Aerial Photography



Tuesday, March 9, 2021

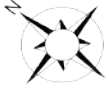
Scale: 1:1,000



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.

Property Plans



First Floor



Ground Floor

8 Barclay Place, Kamo, Whangarei
 Approx. Gross Internal Floor Area 340 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 ©



Jono

Your Agent Jono Reeves

Jono Reeves creates a buzz whatever he does and selling houses is no exception.

Jono spent his earlier years growing up on a dairy farm, so when the time came to purchase his first family home with his wife Kim, they were naturally drawn to the country outskirts of Whangarei.

Jono is no stranger to selling, having had a long career in sales, he has built a reputation on success and a passion for networking. Wife Kim, is behind the scenes, supporting Jono in a PA role, making a well balanced husband and wife team.

Jonos' enthusiasm for communication enables him to build strong relationships with people and his high energy brings a fresh approach to Real Estate.

Offering a bespoke, personalised service, Jono aims to create the best possible outcome for his clients property journey.

Jono Reeves

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jono.reeves@harcourts.co.nz

Optimize Realty Ltd | Licensed Agent REAA 2008



Paul

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."

A handwritten signature in blue ink that reads "Paul Sumich". The signature is written in a cursive, flowing style.

Paul Sumich

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paul.sumich@harcourts.co.nz

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YOUR *Move*

OUR DEDICATION



Your **Harcourts**

Disclaimer: This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.