



**12 CROSS STREET, WHANGAREI CENTRAL**

You wish you'll look this good when you're this old!

Proudly Marketed by *Paul Sumich*

**Harcourts** Whangarei



# YOUR NEXT HOME



## YOU WISH YOU'LL LOOK THIS GOOD WHEN YOU'RE THIS OLD!

There is a new destination for supremely renovated villas. Yes, there is Ponsonby and Grey Lynn, but now you can add the suburb of Regent to that list as well.

With a meticulously modern monochromatic make over, this century old property has all the character you could ever want, plus the modern touches that we all lust after...

The transformation of this home has not been rushed. It has been done with care, integrity, passion, class, and quality craftsmanship everywhere you look.

The decision to secure this property is black or white... You can either keep looking, or, step inside and make it yours.

Welcome home!

**VIEW:** [www.harcourts.co.nz/WR36329](http://www.harcourts.co.nz/WR36329)

**PRICE:** Auction Friday 28 Aug 12:00 p.m. Level 2, 33-35 Robert St, Whangarei (Unless Sold Prior)



# YOUR NEXT HOME

|                       |   |
|-----------------------|---|
| Property Type         | House   |
| Property Features     | Security system, Smoke alarms   |
| Roof                  | Longrun   |
| Tenure                | Freehold  |
| Property condition    | Renovated   |
| House style           | Villa   |
| Garaging / carparking | Workshop and Sleepout, Double lock-up   |
| Construction          | Weatherboard  |
| Joinery               | Timber  |
| Insulation            | Living insulated walls, Floor, Ceiling  |
| Flooring              | Carpet and Timber   |
| Window coverings      | Drapes, Blinds  |
| Heating / Cooling     | Heat pump   |
| Electrical            | TV points, TV aerial, Rewired (Fully rewired)   |
| Chattels remaining    | Blinds, Fixed floor coverings, Light fittings, Stove, Rangehood, Dishwasher, Heat pump, Smoke Detector, Garage Door Remote, Heated Towel Rail, Burglar Alarm, Curtains, CCTV<br>Spa |
| Kitchen               | New, Designer, Modern, Open plan, Dishwasher, Upright stove, Rangehood, Double sink, Breakfast bar, Gas bottled, Pantry and Finished in Granite                                     |
| Living area           | Open plan   |
| Main bedroom          | Double  |
| Ensuite               | Separate shower   |
| Bedroom 2             | Double  |
| Bedroom 3             | Double  |
| Bedroom 4             | Double  |
| Additional rooms      | Sleepout  |
| Main bathroom         | Bath, Separate shower, Exhaust fan  |
| Laundry               | In garage   |
| Workshop              | Combined  |
| Views                 | Urban   |
| Aspect                | North   |
| Outdoor living        | Clothesline, Spa, Garden, Deck / patio  |
| Fencing               | Fully fenced  |
| Land contour          | Flat  |
| Grounds               | Backyard access, Tidy   |
| Water heating         | Gas   |
| Water supply          | Town supply   |
| Sewerage              | Mains   |
| Locality              | Close to transport, Close to shops, Close to schools  |

APPROX FLOOR AREA:

130 sqm

LAND AREA:

733 sqm



# CERTIFICATE OF TITLE



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Limited as to Parcels  
Search Copy**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **NA521/246**  
**Land Registration District** **North Auckland**  
**Date Issued** 22 March 1930

**Prior References**  
DI 7B.865

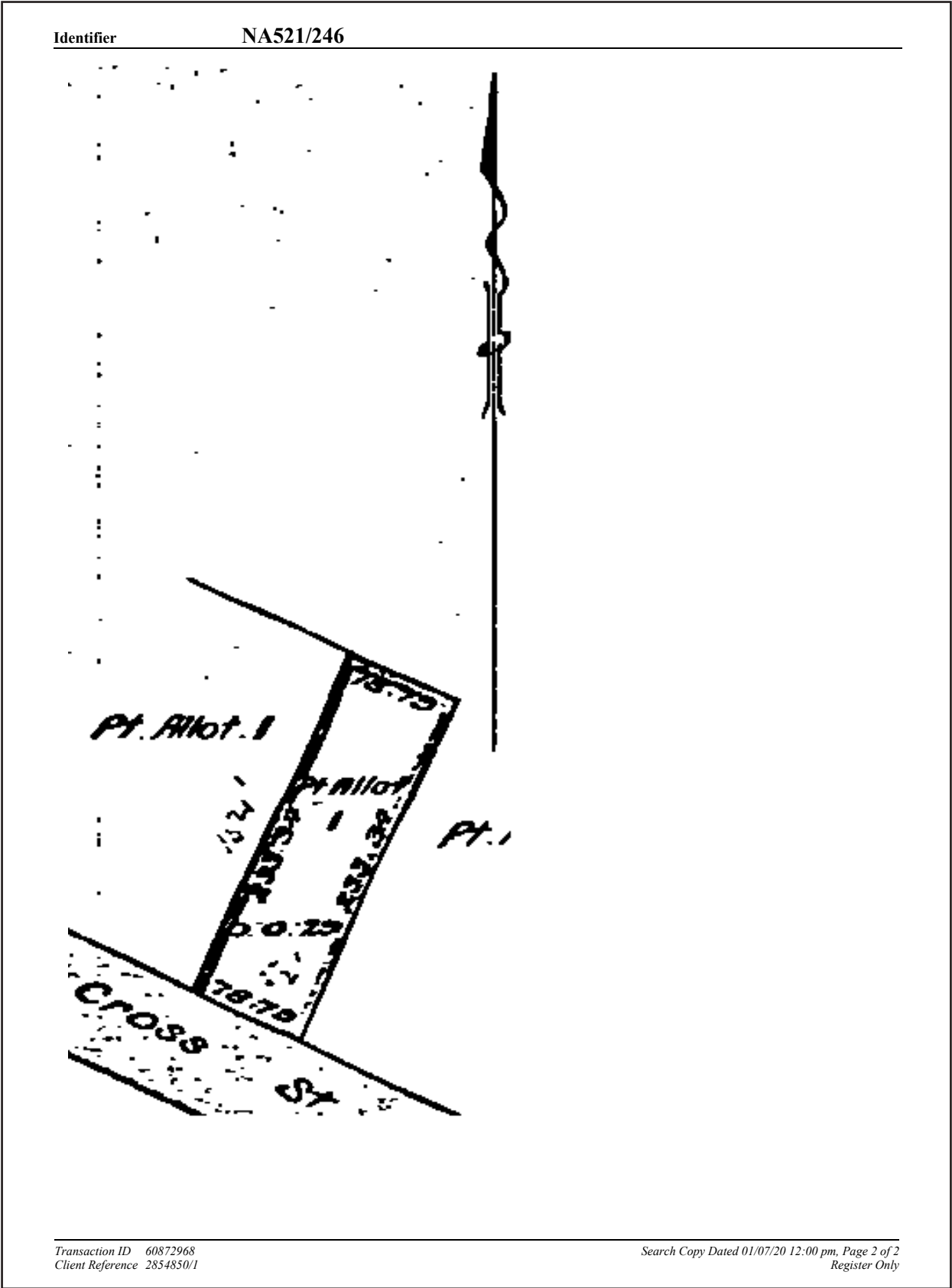
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**Estate** Fee Simple  
**Area** 733 square metres more or less  
**Legal Description** Part Allotment 1 Parish of Whangarei  
**Registered Owners**  
Renee Anne Wilkinson and New Zealand Trustee Services Limited

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**Interests**  
10502832.2 Mortgage to Mortgage Holding Trust Company Limited - 4.8.2016 at 2:58 pm

# CERTIFICATE OF TITLE



## Rates Record Details

This page contains details of the rates record you have selected from the search results and general property information.

Updated: 13/07/2020 9:50 a.m.

To return to the list of search results, press 'Back'.

Legal Description(s): PT ALLOT 1 WHANGAREI PSH

[Back](#)

## General Property Information

|                    |                           |
|--------------------|---------------------------|
| Assessment Number: | WDC0073330700             |
| Property ID:       | 18307                     |
| Address:           | 12 Cross Street Whangarei |
| Land Area:         | 0.0733                    |
| Capital Value:     | \$690000.00               |
| Land Value:        | \$334000.00               |

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)

## Rates Breakdown (up to 30 June 2021)

| Description  | Amount                 |
|--|------------------------|
| General Residential                                      | \$803.40               |
| 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                    | \$65.66                |
| NRC - Regional Infrastructure                            | \$8.02                 |
| NRC - Regional Land Management                           | \$30.53                |
| 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 :\$2234.40         |
|  | NRC :\$428.20          |
|  | <b>Total \$2662.60</b> |



[Explore full functionality at the GIS Maps website](#)

PLEASE NOTE: If no GIS map is displayed, please click the above link to search for the property in the GIS Maps website.



# RENTAL APPRAISAL



**12 Cross Street, Regent**

**Rental Estimate: \$590.00 - \$610.00 per week**

## Property Details:

**Bedrooms:** 4 & extra office / sleep out room in garage  
**Bathrooms:** 2  
**Parking:** Double garage, off-street & workshop area  
**Additional:** Fully renovated character villa, close to the city centre

## Comparable Properties:

|                            |                        |                   |
|----------------------------|------------------------|-------------------|
| Mains Avenue, Kensington   | 4 Bedrooms, 2 Bathroom | \$550.00 per week |
| William Street, Kensington | 4 Bedrooms, 1 Bathroom | \$600.00 per week |
| Princes Street, Kensington | 4 Bedrooms, 2 Bathroom | \$600.00 per week |

Having researched the above properties and taking into consideration the current rental market conditions, it is in our opinion that your property would achieve a weekly rent in the vicinity of **\$590-\$610per week**.

It should be noted that the rental values quoted are relevant to the market at the time of conducting the appraisal and may change as market conditions fluctuate.

*This report is valid for 30 days and has been prepared for Paul Sumich.*

**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.

# FLOOR PLAN





# HAZARDS & RISKS

All visitors must report to the Harcourt Agent on site.

Hazards And Risks

All visitors must report to the Harcourt Agent on site.

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Health and Safety at Work Act 2015  
Persons entering this property must comply with all safety regulations under the above act as stated below

| Hazards | Risk   | Control   |
|---------|--|---|
| 1       | Possible unidentified hazards                              | Sharp objects, poisons and tripping                       |
| 2       | Verandahs, Patio, Steps, Stairs, Driveway, Paths and Decks | Slippery when wet, trips and falls                        |
| 3       | Uneven ground, steep banks                                 | Slips, trips and falls                                    |
| 4       | Unsupervised children                                      | Sharp and loose objects, poisons and tripping             |
| 5       | Glass doors, low opening windows                           | Walking into them   |
| 6       | Internal floors  | Slippery, hard flooring, loose carpets and mats           |
| 7       | Clothes line   | Low cords and bars  |
| 8       | Garage, Sheds and Out buildings                            | Sharp tools, poisons, loose objects and slippery surfaces |
| 9       | Swimming Pool  | Slips, trips and falls                                    |
| 10      |  |   |

Health and Safety at Work Act 2015  
Persons entering this property must comply with all safety regulations under the above act as stated below

|    | Hazards  | Risk  | Control  |
|----|--|---|--|
| 1  | Possible unidentified hazards                              | Sharp objects, poisons and tripping                       | Observe and walk with caution                        |
| 2  | Verandahs, Patio, Steps, Stairs, Driveway, Paths and Decks | Slippery when wet, trips and falls                        | Use hand rails (when provided) and walk with caution |
| 3  | Uneven ground, steep banks                                 | Slips, trips and falls                                    | Be aware and use caution                             |
| 4  | Unsupervised children                                      | Sharp and loose objects, poisons and tripping             | Supervise children at all times                      |
| 5  | Glass doors, low opening windows                           | Walking into them   | Observe and walk with caution                        |
| 6  | Internal floors  | Slippery, hard flooring, loose carpets and mats           | Walk with caution                                    |
| 7  | Clothes line   | Low cords and bars  | Observe and walk with caution                        |
| 8  | Garage, Sheds and Out buildings                            | Sharp tools, poisons, loose objects and slippery surfaces | Observe and walk with caution                        |
| 9  | Swimming Pool  | Slips, trips and falls                                    | Observe and walk with caution                        |
| 10 |  |   |  |

# YOUR AGENT

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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."

Representing Your **Home** | Maximising Your **Results**

# OPTIMIZE REALTY LTD

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We are a grassroots, local team, but are part of a global company and this is something we're proud of. The Harcourts Optimize Group consists of Harcourts Whangarei, Harcourts Bream Bay and Harcourts Just Rentals. We cover all facets of real estate including residential, luxury, lifestyle, rural and commercial, business broking and property management.

Our 50+ person team work together to get our clients the best result – no matter what the job. We are committed to providing excellent service and do everything in our power to give everyone a great experience when they work with Harcourts.

The Harcourts Optimize Group is lead by Mike and Debbie Beazley, two Whangarei locals who have extensive experience working in real estate. As our business leaders, they are passionate about giving back to our local community and we are honoured to be able to give back to organisations like North Haven Hospice, Northern Surf Lifesaving, The Halberg Foundation, The National Breast Cancer Foundation and many more every year.

Our sales team are integrated into our wonderful community in so many ways and are all proud to call themselves Northland locals. We share the same passion for this beautiful part of the world and love helping others to enjoy it too.

## **Harcourts Whangarei**

Harcourts Whangarei is our head office located on Robert Street in the CBD. With sales operations based here it's always full of activity and we always welcome walk-in-enquiries. Our sales team here covers all aspects of real estate - residential, rural, lifestyle, coastal and commercial.

## **Harcourts Bream Bay**

Our Bream Bay office was opened in 2014 to service the Bream Bay, One Tree Point, Waipu and Ruakaka areas. We have 7 salespeople who offer fantastic service to residential, coastal, rural and farming real estate needs. It is open Monday to Friday from 9am-4pm and is open on weekends across Summer months.

## **Harcourts Just Rentals**

Harcourts Just Rentals is our rental division located next to our Sales office in the CBD. Offering property management services to landlords with properties in Whangarei and surrounding suburbs down to Bream Bay.

## **NAI Harcourts**

NAI Harcourts is our award winning commercial division and they cover all aspects of commercial real estate from business brokering including sales and purchases to commercial property leasing, purchasing and sales.



**Mike Beazley** | Director

Optimize Realty Ltd MREINZ | Licensed Agent REAA 2008



**Debbie Beazley** | Director

Optimize Realty Ltd MREINZ | Licensed Agent REAA 2008



**Diana Joblin** | Operations Manager

Optimize Realty Ltd MREINZ | Licensed Agent REAA 2008



**Jo Green** | Sales Support Manager

Optimize Realty Ltd MREINZ | Licensed Agent REAA 2008



thank you



Paul Sumich

Representing Your Home | Maximising Your Results

**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