



19 MAIR STREET, KENSINGTON

Brand New. For You?

Proudly Marketed by Susie, Shontelle & Paul

YOUR PROPERTY



BRAND NEW. FOR YOU?

A very rare opportunity to own a brand new house in Kensington.

If you like being close to Mair Park and the bush tracks, if you like being able to walk to the CBD and the Town Basin, if you've been searching for a modern house that is move-in-ready, and, if you love living in a central location - then you should buy this house and become the very first people to make it a home.

We don't want to see it empty and alone for long...

VIEW:

www.harcourts.co.nz/WR35486

PRICE:

Auction Thursday 27 Feb 12:00 p.m. (Level 2, 33/35 Robert Street) Unless Sold Prior

YOUR PROPERTY

Property Details

Property Type	House
Property Features	Smoke alarms
Roof	Steel Tile
Tenure	Freehold
Property condition	New
House style	Contemporary
Garaging / carparking	Internal access, Double lock-up, Auto doors (Number of remotes: 1), Off street
Construction	Brick
Joinery	Aluminium, Double glazing
Insulation	Walls, Ceiling
Flooring	Carpet and Other (Stone Plastic Composite Vinyl)
Heating / Cooling	Heat pump
Electrical	TV points
Chattels remaining	Fixed floor coverings, Rangehood, Dishwasher, Garage Door Remote, Heat pump, Under Bench Oven, Gas Hob, Garage Door Opener
Kitchen	New, Designer, Open plan, Dishwasher, Separate cooktop, Separate oven, Rangehood, Extractor fan, Double sink, Breakfast bar, Gas reticulated, Pantry and Finished in Laminate
Living area	Open plan
Main bedroom	Double and Walk-in-robe
Ensuite	Separate shower
Bedroom 2	Double
Bedroom 3	Double
Additional rooms	Other (Utility Room)
Main bathroom	Bath, Separate shower, Exhaust fan
Laundry	In garage
Views	Urban
Aspect	North
Outdoor living	Entertainment area (Concrete), Clothes line
Fencing	Partial
Land contour	Flat
Grounds	Tidy, Backyard access
Water heating	Gas
Water supply	Town supply
Sewerage	Mains
Locality	Close to schools, Close to transport, Close to shops

APPROX FLOOR AREA: 160 sqm

LAND AREA: 414 sqm




CERTIFICATE OF TITLE



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




R. W. Muir
Registrar-General
of Land

Identifier **786682**
Land Registration District **North Auckland**
Date Issued 17 November 2017

Prior References
NA524/174

Estate Fee Simple
Area 414 square metres more or less
Legal Description Lot 2 Deposited Plan 511882

Registered Owners
Williamson Developments (Whangarei) Limited

Interests

10950242.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.11.2017 at 2:02 pm
Subject to a right to convey gas over part marked B on DP 511882 created by Easement Instrument 10950242.3 - 17.11.2017 at 2:02 pm
Appurtenant hereto is a right to drain sewage & a right to convey gas created by Easement Instrument 10950242.3 - 17.11.2017 at 2:02 pm
The easements created by Easement Instrument 10950242.3 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right (in gross) to convey gas over part marked B on DP 511882 in favour of First Gas Limited created by Easement Instrument 10950242.4 - 17.11.2017 at 2:02 pm
The easements created by Easement Instrument 10950242.4 are subject to Section 243 (a) Resource Management Act 1991

Rates Record Details

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

Updated: 17/07/2019 3:35 p.m.

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

Legal Description(s): LOT 2 DP 511882

[Back](#)

General Property Information

Assessment Number:	WDC0074218202
Property ID:	167602
Address:	19 Mair Street Whangarei
Land Area:	0.0414
Capital Value:	\$217000.00
Land Value:	\$217000.00

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.

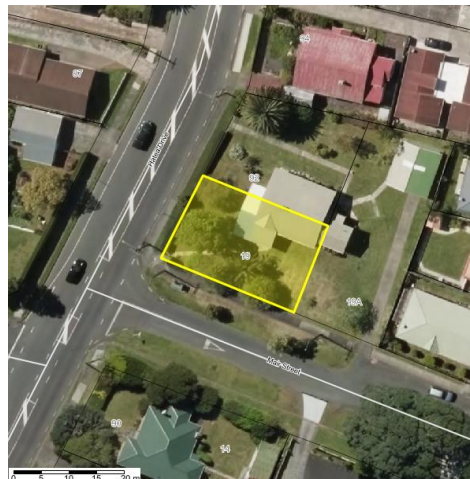
If no rates breakdown appears on this property/document, it is assumed that it is a new property created by a subdivision and rates will apply from the following rating year. Where properties have been subdivided since 1 July, the rates details displayed may not apply to the new subdivided portion. If 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 2020)

Description	Amount
General Residential	\$510.73
Uniform Annual General Charge	\$476.00
District-wide Refuse Management	\$187.00
NRC - Regional Civil Defence & Hazard Management	\$20.68
NRC - Regional Emergency Services Rate	\$11.69
NRC - Regional Council Services	\$104.25
NRC - Regional Flood Infrastructure	\$26.02
NRC - Regional Fresh Water Management	\$43.88
NRC - Regional Infrastructure	\$5.49
NRC - Regional Land Management	\$21.50
NRC - Regional Pest Management	\$58.37
NRC - Regional Sporting Facilities	\$16.74
NRC - Regional River Management - General Catchment Area	\$43.34
NRC - Regional Transport Rate	\$22.83
WDC	:\$1173.73
NRC	:\$374.79
Total	\$1548.52



[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.

Disclaimer: Visitors to this site are advised that Whangarei District Council does not warrant the accuracy of this information and does not accept responsibility or liability for any action taken as a result of the use of part or all of this website, its content or any linked sites. This valuation information is provided as at 1 August 2018 and is used for rating purposes as from the commencement of subsequent rating years, i.e. 1 July 2019. It should not be used for property settlement purposes and contact should be made with the Whangarei District Council if such a figure is required.

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RENTAL APPRAISAL



19 Mair Street, Regent, Whangarei

Rental Estimate: \$550.00- \$580.00 per week

Property Details:

Bedrooms: 3
Bathrooms: 2
Parking: Double Garage

Additional: Very close to the city centre and all amenities

Comparable Properties:

Douglas Street, Kensington	3 Bedrooms, 2 Bathroom, Double garage	\$550.00 per week
92 Hatea Drive, Kensington	3 Bedrooms, 2 Bathroom, Double garage	\$550.00 per week
Nixon Street, Kensington	3 Bedrooms, 2 Bathroom, Double garage	\$550.00 per 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 The Real People

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 thereof). 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.

CODE OF COMPLIANCE



Whangarei
District Council

Private Bag 9023, Whangarei 0148, New Zealand
P +64 9 430 4200 | 0800 WDC INFO | 0800 932 463 F +64 9 438 7632
E mailroom@wdc.govt.nz www.wdc.govt.nz

Form 7

Code Compliance Certificate BC1900507

Section 95, Building Act 2004

Issued: 23 January 2020

The Building

Street address of building: 19 Mair Street
Whangarei 0112

Legal description of land where building is located: LOT 2 DP 511882
LLP: 129431

Building name: N/A

Location of building within site/block number: N/A

Level unit number: N/A

Current, lawfully established use: Detached Dwelling

Year first constructed: 2019

The Owner

Williamson Developments (Whangarei) Limited
646 State Highway 14
RD 9
Whangarei 0179

Phone number: 4347245

Mobile number: 0212174132

Facsimile number: N/A

Email address: jdtm.williamson@xtra.co.nz

Website: N/A

Street address/registered office: 19 Mair Street
Whangarei 0112

First point of contact for communications with the building consent authority:

Contact Person

Homeworld Design and Build Limited
PO Box 391
Whangarei 0140

Phone number: 4383779

Mobile number: 0276207590

Facsimile number: N/A

Email address: jdtm.williamson@homeworld.co.nz

Website: www.homeworld.co.nz

Building Work

Building Consent Number: BC1900507

Issued by: Whangarei District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that -
(a) The building work complies with the building consent.

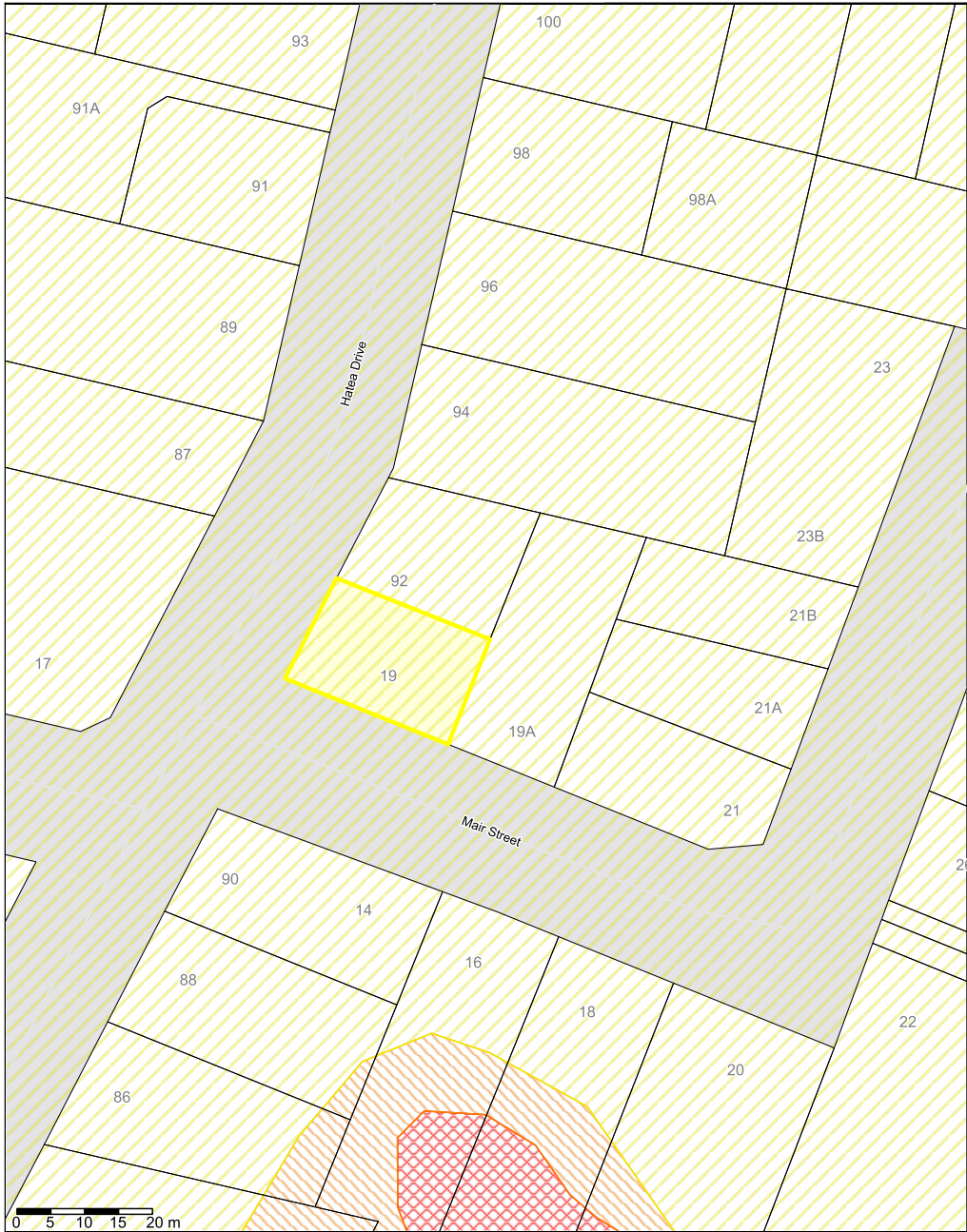
Enka Stephenson
Support Assistant – Building Processing
On behalf of Whangarei District Council

23 January 2020

Date

HAZARDS

Print Date: 23/01/2020
Print Time: 11:58 AM



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Scale: 1:783
Original Sheet Size A4

Projection: NZGD2000 / New Zealand Transverse Mercator 2000
Bounds: 1720004.02217556,6047230.03515087
1720144.85368704,6047410.00953833

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DISTRICT PLAN

District Plan Map



Print Date: 23/01/2020
Print Time: 11:59 AM

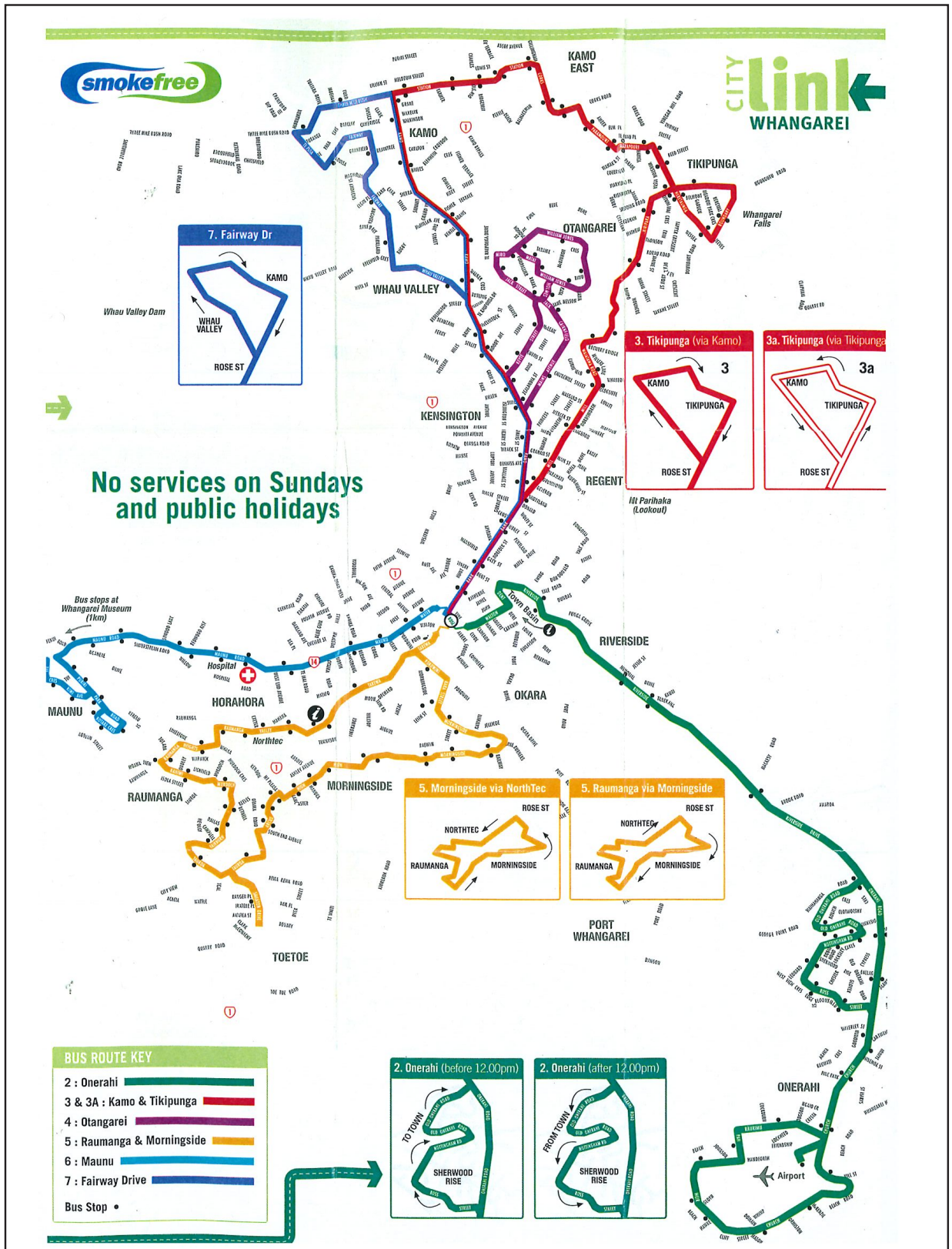


Scale: 1:783
Original Sheet Size A4

Projection: NZGD2000 / New Zealand Transverse Mercator 2000
Bounds: 1720004.02217956 6047230.03515087
1720144.85368704 6047410.00853833

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BUS ROUTE



HAZARDS

Hazards And Risks

All visitors must report to the Harcourt Agent on site.

Hazards And Risks

All visitors must report to the Harcourt Agent on site.



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	Observe and walk with caution
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			

THE REAL PEOPLE

Real connections | Real results | Real estate | For you



Susie Purton

Susie has worked for Harcourts Whangarei in Real Estate for over 10 years. Her real strength in the industry lies in regarding people as the most important factor. Both Shontelle and Paul greatly value how much experience Susie brings to all of the people they get to deal with in Real Estate.

Susie believes the key to great real estate is building long term relationships. All of Susie's clients receive individual care and attention, while she works hard to ensure the selling experience is a pleasant one for both the vendor and the purchaser. "Clear, constant communication, honesty, and good sense of humour are vital in building trust with my clients."

A recent testimonial from a client captures the essence of your real estate experience with Susie;

"Thank you for the benefit of your experience and the support you gave us in our recent house sale. Your honesty and understanding sets you apart from others in your profession" Jennie and Ron



Shontelle Goodhew

Born and bred in Northland, Shontelle has a great understanding of the "Northern" community and lifestyle that she brings to the real estate market.

She's able to work closely with people to get their property sold, focusing on clear communication and working towards client goals when providing exceptional service.

Shontelle's passion for property stems from family involvement in the construction and building industry for many years. Her keen interest in renovation and design gives her a unique edge, something that is highly valuable when marketing a property.

Previously, Shontelle's career in the hospitality industry led her to live in Queenstown and Sydney, giving her diverse experience and enhancing her ability to work in a people-focused environment.

Away from property, Shontelle enjoys life with her family and playing competitive squash.



Paul Sumich

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, and in particular Maunu, 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.

"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."

Harcourts

Optimize Realty Ltd

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



Craig Kerr | Sales Manager

Optimize Realty Ltd MREINZ | Licensed Agent REAA 2008

THE REAL PEOPLE

Real connections | Real results | Real estate | For you

Harcourts Whangarei



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