



Onerahi 4 Ross Street

Harcourts



YOU + YOUR
FAMILY IN
AWESOME
ONERAHI!



Currently, there are less than 15 properties for sale in Onerahi.

4 Bedroom homes? There are less than 5...

So if you've been searching for a spacious family home, on a large elevated section of over 1,100sqm - then you have found it!

With its versatile design, this house offers multiple living spaces both inside and out, plus a host of quality extras making this a family friendly gem.

Ready to move straight into with no big 'projects' waiting for you - and the shops, schools, public transport are all only a short walk away.

- Practical family-friendly layout with multiple living spaces
- Sun filled outdoor entertaining areas and easy care gardens
- Open plan kitchen fitted with a great sized breakfast bar.
- Stylish and roomy bathrooms, main with shower, and bath
- Insulated, heat pump, and heat transfer system are all set.
- Single lock-up garage with internal access
- Double carport, plenty of storage with a couple of sheds
- Near new kitchen flooring laid down, along with updated joinery.
- The carpet, exterior paint job, and the roof are all less than 6 years old.

Act fast because this house just makes sense, it is solid buying in a great location.

Buyers - bring your offers over \$589,000



VIEW ON WEBSITE: www.harcourts.co.nz/WR36562

PRICE ON PROPERTY: Offers over \$589,000

APPROX FLOOR AREA: 170 sqm

APPROX LAND AREA: 1146 sqm



Property *Details*

Property Type	House
Property Features	Smoke alarms
Roof	Coloured steel
Tenure	Freehold
Property condition	Excellent
House style	Contemporary
Garaging / carparking	Internal access, Single lock-up, Auto doors (Number of remotes: 2), Open carport, Off street
Construction	Plaster and Weatherboard
Joinery	Aluminium
Insulation	Floor, Ceiling
Flooring	Carpet and Vinyl
Window coverings	Drapes, Net curtains, Blinds
Heating / Cooling	Heat pump, Air Conditioning, Other (HRV)
Electrical	Satellite dish, TV points, TV aerial, Phone extensions
Chattels remaining	Blinds, Fixed floor coverings, Light fittings, Dishwasher, Garage Door Remote, Smoke Detector, Heat pump, Cooktop, Curtains, Wall Oven, Unconsented Bathroom with Shower
Kitchen	Modern, Open plan, Dishwasher, Separate cooktop, Separate oven, Breakfast bar, Pantry and Finished in Timber
Living area	Separate living, Open plan
Main bedroom	Double and Built-in-robe
Bedroom 2	Double and Built-in / wardrobe
Bedroom 3	Double and Built-in / wardrobe
Bedroom 4	Double
Additional rooms	Family
Main bathroom	Bath, Separate shower, Exhaust fan
Laundry	Separate
Workshop	Separate
Views	Urban
Aspect	North
Outdoor living	Entertainment area (Covered and Other surface), Clothesline, Garden, BBQ area (with lighting), Deck / patio
Fencing	Partial
Land contour	Flat to sloping
Grounds	Tidy
Garden	Garden shed (Number of sheds: 2)
Water heating	Electric
Water supply	Town supply
Sewerage	Mains
Locality	Close to shops, Close to schools, Close to transport

Area Photos



Property Title



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R. W. Muir
Registrar-General
of Land

Identifier NA14A/501
Land Registration District North Auckland
Date Issued 03 January 1968

Prior References
NA2038/87

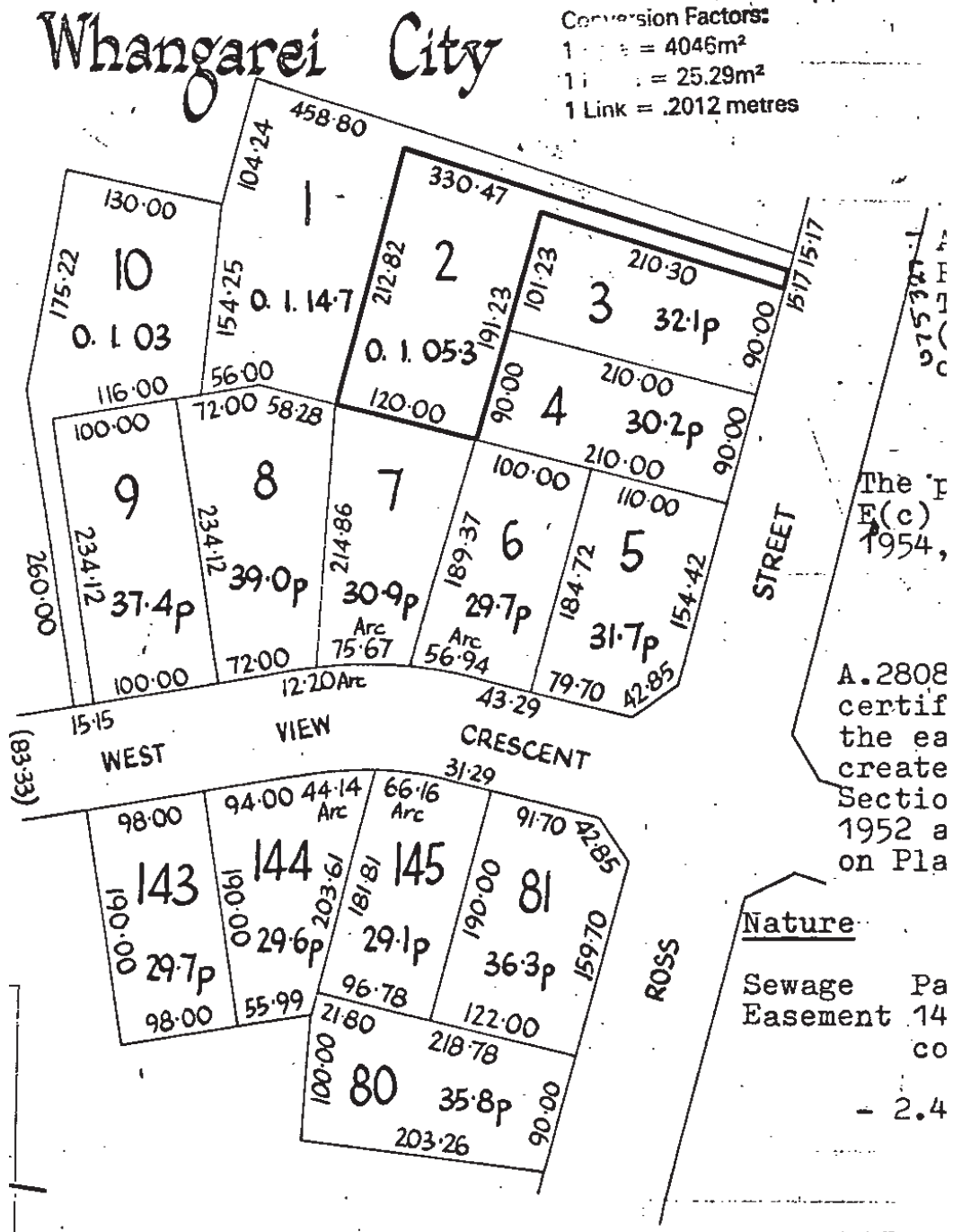
Estate Fee Simple
Area 1146 square metres more or less
Legal Description Lot 2 Deposited Plan 58668
Registered Owners
Amy Rebecca Gardener

Interests
Appurtenant hereto is a sewage right specified in Easement Certificate A280872 - 2.4.1968 at 10.35 am
The easements specified in Easement Certificate A280872 are subject to Section 351E (1) (a) Municipal Corporations Act 1954
11280166.3 Mortgage to ANZ Bank New Zealand Limited - 21.8.2019 at 12:20 pm

Property Title

Identifier

NA14A/501



Property Rates

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): LOT 2 DP 58668

[Back](#)

General Property Information

Assessment Number:	WDC0077136500
Property ID:	25669
Address:	4 Ross Street Whangarei
Land Area:	0.1146
Capital Value:	\$450000.00
Land Value:	\$196000.00

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	\$471.46
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	\$38.53
NRC - Regional Infrastructure	\$4.70
NRC - Regional Land Management	\$17.91
NRC - Regional Pest Management	\$60.11
NRC - Regional Sporting Facilities	\$16.76
NRC - Regional Transport Rate	\$23.20
WDC :\$1902.46	
NRC :\$341.61	
Total \$2244.07	



[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*



4 Ross Street, Onerahi

Rental Estimate: \$520.00-\$560.00 per week

Property Details:

Bedrooms: 4
Bathrooms: 2
Parking: Double garage
Additional: Large section, close to local shops & schools

Comparable Properties:

Old Onerahi Road, Onerahi	4 Bedrooms, 1 Bathroom, Double Garage	\$480.00 per week
Tainui Street, Onerahi	4 Bedrooms, 2 Bathroom, Double Garage	\$560.00 per week
Old Onerahi Road, Onerahi	4 bedrooms, 1 Bathroom, Double Garage	\$560.00 per week

Having researched the above properties and taking into consideration the current rental market conditions, it is in our opinion that your larger property would achieve a weekly rent in the vicinity of **\$520.00 - \$560.00 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 Paul Summich

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.

Your Agent



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."

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



Jo Green | Sales Support Manager

Optimize Realty Ltd MREINZ | Licensed Agent REAA 2008



Paul Sumich

Representing Your Home | Maximising Your Results



Thank you

Paul Sumich

Licensed Real Estate Salesperson

021 606 460 | 09 430 1000

paul.sumich@harcourts.co.nz

Optimize Realty Ltd Licensed Agent REAA 2008