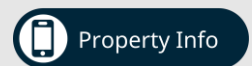




Property Report

127 Kiripaka Road, Tikipunga
bayleys.co.nz/1052914

Proudly marketed by Paul Sumich





Welcome

Welcome to 127 Kiripaka Road, Tikipunga

On behalf of our vendors and Bayleys Whangarei we would like to welcome you to this stunning property.

The LIM report, council property files, building inspection report and Title interests are available on request or by viewing at www.paulsumich.co.nz/127-kiripaka-rd.

If you are interested in the property, please let us know, so that we can keep you informed.

I look forward to showing you around this property.

Kind regards,

Paul Sumich 021 606 460
paul.sumich@bayleys.co.nz

**MACKYS REAL ESTATE LIMITED, BAYLEYS,
LICENSED UNDER THE REA ACT 2008**



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Introduction

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Character. Bungalow. Winning.

The great thing about character homes is that they're all different.

When they've been well cared for, and with a quality interior renovation - then it's even better!

This solid stucco bungalow from the '60's offers open living spaces plus spacious outdoor areas, putting it in a league of its own. With three generously sized bedrooms, along with a work from home or study space - a person living on their own, a couple, or a family are well looked after here.

The deluxe kitchen with quality components, breakfast bar and open plan lounge is the heart of the home. You also have a stylish bathroom and spacious laundry area which leads to the rear of the house. A flat, fully fenced section has you covered for keeping the free range kids or animals in check.

Abundant storage throughout the home with a single lock-up garage and an extra outdoor shed gives you options. A short walk to the shops and schools in the area, with bus stops close by. There's a lot to like about this place.

Welcome home.

Property at a glance

Legal description	Lot 1 DP 360757, CT 247108
Website	bayleys.co.nz/1052914 paulsumich.co.nz/127-kiripaka-rd
Rates	\$2,526.06 incl. GST per annum 2022/2023
Capital valuation	Land \$250,000 Improvements \$375,000 Capital Value \$625,000 July 2021
Floor area	85sqm (more or less)
Land area	443sqm (more or less)
Bedrooms	Three
Bathrooms	One
Toilets	One
Living areas	One
Levels	One
Garaging	Single
Parking	Three off-street
Date built	1960s
Flooring	Laminate, Carpet, Tiles
Insulation	Ceiling, Under Floor
Roof	Coloursteel
Exterior cladding	Stucco
Joinery	Timber
Heating	Heat Pump

Property at a glance

Exterior features	Fenced - Fully, Landscaped Garden, Level, Private, Street Frontage
Deck	Timber
Interior paint	Neutral tone
Water heating	Electric
Water source	Mains
Waste	Mains
Driveway	Concrete
Shed	Garden Shed
Internet	Fibre
Zoning	9A Residential
Schools nearby	Totara Grove School, Tikipunga Primary School, Tikipunga High School
Additional information	Additional work from home/study/kids play area off the living room
Chattels	Blinds, Fixed Floor Coverings, Garden Shed, Heat Pump, Light Fittings, Hob - Electrical, Rangehood, Auto Garage Door Remote x1, Washing Machine Taps, Wall Oven

Kitchen and living areas



Kitchen

Deluxe kitchen with quality components including stainless steel rangehood and wall oven. The spacious breakfast bar, with seating for at least three, includes the sink and dishwasher. A good sized pantry and space for an over-sized fridge make this a practical, yet stylish space.

Laminate flooring throughout and a tiled splashback ensures that this gorgeous space is also easy to care for.



Living areas

The living and dining space is light, airy and spacious. The open plan design is practical and family friendly, and also perfect for entertaining friends. The cleverly designed study nook just off this space offers additional options for a home office or dedicated kids play area, or whatever you need it to be.

Laminate flooring throughout the living space enables easy cleaning, while carpet in the nook ensures comfort.



Bedrooms



Master

Light, spacious and airy master bedroom with French doors leading directly onto the front deck. A double built-in wardrobe gives ample storage for all your belongings.



Bedroom 2

Light-filled double bedroom in neutral colours with plenty of space for a chest of drawers or other furniture.



Bedroom 3

Good sized third bedroom with plenty of room for a double bed. Painted in neutral colours.



Exterior and garaging

A single detached garage provides space for a vehicle and/or plenty of storage. An additional garden shed out the back provides further options. The property is fully fenced providing peace of mind for either kids or pets. Easy care Coloursteel roofing, stucco exterior and timber painted joinery.



Outdoor areas

A generous sized deck at the front of the home accessible through both the dining room and master bedroom provides ample room for entertaining, while a smaller deck at the rear of the property provides additional options for outdoor living.

Disclosures

1. A LIM is available, along with a copy of the Council files
2. A building inspection report was carried out on 22nd July 2022, and a copy of this is available.

Floor plan



PAUL SUMICH +



ALTOGETHER BETTER

* Floor plan is to be used as a guide only, and is to scale where possible



ALTOGETHER BETTER

Residential / Commercial / Rural / Property Services



Method of sale

Set Date of Sale (unless sold prior) 4pm, Wednesday 17th August 2022. Bayleys, 84 Walton Street Whangarei

LIM report, building inspection report, recent local sales Available on request or at paulsumich.co.nz/127-kiripaka-rd

Proudly marketed by **Paul Sumich** 021 606 640
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Tikipunga

Tikipunga is undergoing a transformation. Perfectly located as the gateway to the Tutukaka Coast, and with Whangarei Falls at its heart, the suburb has become increasingly popular with first home buyers and families. It's an area brimming with potential – the homes are solid and everything you need is right at hand, whether it's as simple as a trip to the supermarket or as essential as a Sunday afternoon on the putting green at Mount Denby Golf Club.

The local market

There's been a large amount of growth in the area, with Totara Parklands expanding and Tiaki Rise taking shape. Totara Parklands in particular has become increasingly popular, with the record price being toppled multiple times in late 2021. For the 12 months to June 2022, the median sales price was \$662,000, up 27% vs the same period in 2021. First home buyers will still find options in Tikipunga, and it remains popular with investors looking for rental opportunities.



What Tikipunga offers

Shop

Paramount Plaza is Tikipunga's main shopping plaza, housing the Countdown, pharmacy, takeaway options and a butcher (with excellent homemade sausages). There is also a laundromat and doctors offices.

Eat

While dine-in restaurants are limited, there are several takeaway options. The Spedding Road shops have sushi, Vietnamese and classic fish and chips at Diamond Takeaways. Divine Indian Restaurant in Paramount Plaza offers dine-in.

Explore

Don't go past Whangarei Falls, one of the areas most iconic natural attractions. Enjoy the view from the top, or follow the trail to the pool at the bottom of the waterfall. From there, you can follow the river right back to A.H Reed Park, and even continue through Mair Park and into town.

Learn

Totara Grove School and Tikipunga Primary School cater to younger children, with Tikipunga High School accepting years 7 to 13. There are a range of kindergartens and playcentres to entertain active youngsters.

Must know:

- Explore the river path that runs from Gillingham Road through to the Totara Parklands. It's also an easy bike ride, and children will enjoy spotting eels in the burbling water and farm animals in the surrounding paddocks. This path will eventually connect through to Whangarei Falls.
- The Tikipunga Market runs every Sunday from 7am to 11am. It's held in the carpark of the Tikipunga Tavern (Wanaka Street) and includes arts, crafts, bric-a-brac, fruits and vegetables.

Agent profile



Paul Sumich

021 606 460 | paul.sumich@bayleys.co.nz | paulsumich.co.nz

MACKYS REAL ESTATE LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

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."

Rachael Dennis – Mid North Residential Sales Leader

021 916 723 | rachael.dennis@bayleys.co.nz

MACKYS REAL ESTATE LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

Rachael Dennis brings her passion for helping people and businesses achieve their goals, to the Bayleys in the North team. As the Residential Sales Leader for the Mid-North, Rachael and her team cover the residential property market across the wider Whangarei region, Bream Bay and Dargaville. With extensive corporate experience in management and leadership roles in London, Auckland and Northland, leading and developing teams as well as running her own business.



Tony Grindle – Bayleys Northland General Manager

021 432 308 | tony.grindle@bayleys.co.nz

MACKYS REAL ESTATE LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

Tony is the General Manager for the five Northland offices that make up the northern most Bayleys franchise in NZ. Traveling the North on a weekly basis, Tony is spoilt for choice and can be found spending time in any of our offices in Bream Bay, Dargaville, the head office of Whangarei or up north with staff at Kerikeri or Paihia. Having travelled the rural corridors of Northland for the past 18 years he appreciates the North and what it has to offer. As a hands-on Sales Manager, Group Manager and Company Owner, Tony has the shared responsibility for direction, execution and outcome of the Bayleys business.





Appendices

Photo gallery

Certificate of title

Rental appraisal

Photo gallery



Photo gallery



Certificate of Title



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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **247108**
Land Registration District **North Auckland**
Date Issued 28 November 2006
Prior References
NA999/167

Estate Fee Simple
Area 443 square metres more or less
Legal Description Lot 1 Deposited Plan 360757
Registered Owners
Amy Sarah Phillips

Interests

Appurtenant hereto is a right of way, right to convey water, electricity, telecommunications, computer media and right to drain sewerage created by Easement Instrument 7133888.3 - 28.11.2006 at 9:00
The easements created by Easement Instrument 7133888.3 are subject to Section 243 (a) Resource Management Act 1991 12245264.2 Mortgage to ASB Bank Limited - 24.9.2021 at 2:25 pm

Rental Appraisal

Tikipunga 127 Kiripaka Road

3 1 1 1

Monday 18th July 2022

TO WHOM IT MAY CONCERN,

Below is an assessment of the possible rental value for the above property:

Nicely modernised three bedroom, one bathroom family home. Open plan kitchen, dining and lounge with great indoor/outdoor flow, opening up to a large sunny deck. Single Garage with a fully fenced easy care section. Located in the prime location of Tikipunga, close to local shops and cafes and a short 10 minute drive into Whangarei CBD.

After thorough research, in our opinion we believe this property should achieve a rent of approximately **\$540 to \$560 per week** in the current market. This appraisal is valid for three months from the date of this appraisal.

EVES offers comprehensive Property Management services including management of all maintenance required on the property, credit checks of all prospective tenants, scheduling of regular inspections and collection of rent monies. For further information on our property management, please do not hesitate to contact us for a full management information pack.

Yours sincerely,



Head of Department EVES Property Management
Paula Ryburn

M. 027 465 3992



DISCLAIMER OF LIABILITY

Please note that this appraisal has been compiled with information sourced regarding market rentals at the date of the appraisal. As rental values vary regularly depending on supply and demand, it is important to note that this is our considered opinion only as to the value and not a guarantee of rental income.

This appraisal is subject to the property being compliant to the Residential Tenancies Act 1986, Healthy Homes Guarantee Act 2017 and having a Code of Compliance and Minor Dwelling Resource consent if there is a second dwelling on the property. No investigation has been done with regards to the property's legal compliance with any applicable statute or council by-law.



Offices

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