



Kamo 56 Bush Haven Drive

Property **Report**

Welcome



Welcome to 56 Bush Haven Drive

On behalf of the current owners and Bayleys in the North we would like to welcome you.

If you are interested in the home please register your interest with us, the LIM report and other property information is available online, or if you have any further questions please let us know.

Thank you for visiting the property today and we look forward to assisting you with your property needs.

Paul Sumich

Paul Sumich

021 606 460

paul.sumich@bayleys.co.nz

paulsumich.co.nz

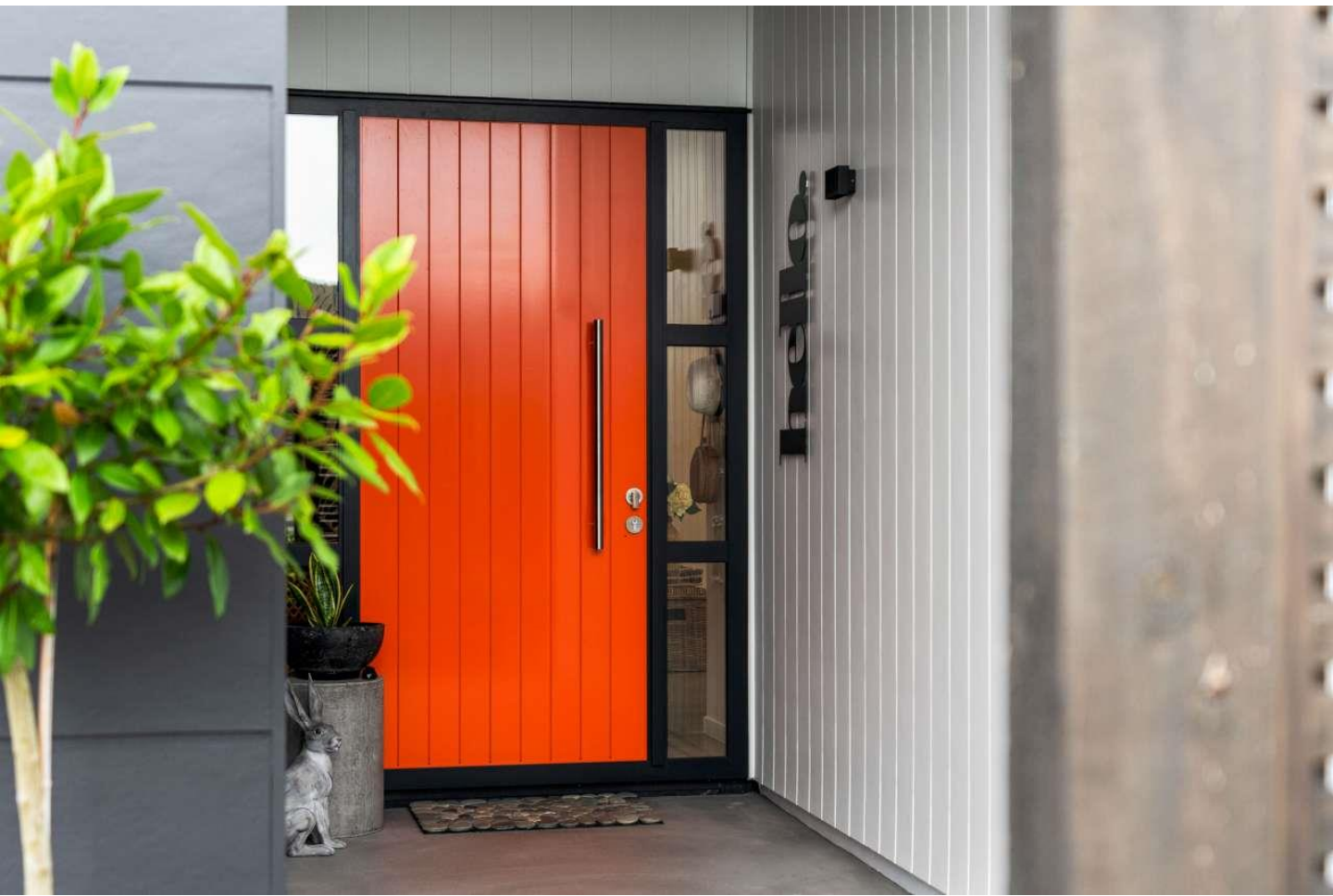
MACKYS REAL ESTATE LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

DISCLAIMER

The contents of this document do not form part of any contract. This document has been compiled using information provided by third parties, and Bayleys accepts no responsibility for its accuracy or completeness. In all cases, interested parties should conduct their own verification of the information in this document, as well as their own investigation and analysis of the property described in it. All parties are urged to take legal advice before entering into any contract or agreement regarding the property described herein.

Contents

Introduction	4
The property	5
Method of Sale	6
Agent profile	7
What the area offers	8-9
Offices	10



Introduction



3  1  2  2 

Not your usual...

There are plenty of high spec quality homes in the extremely sought after Totara Parklands development. But, there are few with the individual touches and attention to detail that you will find here.

Built by the current owners with Barrett Homes just 3.5 years ago, this unique 3 bedroom home presents modern luxury, superb outdoor entertaining and very easy living for its occupants.

The stunning polished concrete floors in the family and dining area really set this home apart.

A smart 173sqm design on the flat 714sqm section gives you room for the family, pets, and to maintain or extend the existing gardens that border the fence-lined property.

The high end and practical design of the kitchen is topped off with stone benchtops and a gloss subway tiled splashback. The additional scullery is a well thought out extra.

Even the garage gets special treatment, with it being designed to fit your ute and standard vehicles side by side no problem.

This home will work well for families and empty nesters, no spending all weekend in the garden - unless you want to!

A custom, considered build in Totara Parklands in a league of its own -

Welcome home.

The Property

56 Bush Haven Drive, Kamo		
Legal description	Lot 45 DP 507433 CT No. 770886	
Website	bayleys.co.nz/1052698	
Capital Valuation	Land	\$375,000
	Improvements	\$505,000
	Capital Value	\$880,000 (July 2021)
Land Area	714sqm (more or less)	
Bedrooms	Three	
Bathrooms	One plus one ensuite	
Living Areas	One	
Levels	Single	
Garaging	Double car garage	
Parking/ Off street	Two +	
Year Built	2017	
Heating	Heat pump	
Water	Mains	
Water Heating	Electric	
Waste	Mains	
Insulation	Ceiling, Wall	
Roof	Coloursteel	
Exterior Cladding	Stria	
Joinery	Aluminium, Double Glazing	
Floors	Polished concrete, carpet	
Internet	Fibre	
Chattels Included	Blinds, Ceiling Fan x1, Dishwasher, Drapes, Fixed Floor Coverings, Garden Shed, Heat Pump, Heated Towel Rails, Light Fittings, Oven/Hob - Electrical, Rangehood, Remotes x2, TV Aerial/Sky, Washing Machine Taps	

Method of Sale



For Sale	Offers over \$1,059,000
Particulars & Conditions of Sale	Available on request
LIM Report	Available on request
Proudly marketed by	Paul Sumich 021 606 460 paul.sumich@bayleys.co.nz www.paulsumich.bayleys.co.nz <small>MACKYS REAL ESTATE LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008</small>

Agent profile



Paul Sumich

Coffee, Property, and Paul.

When you combine that with the team at Bayleys in the North, then it's altogether better. His hard work, charisma, and true passion for the business has helped Paul's reputation as a qualified real estate professional quickly rise.

"Just as the Real Estate industry evolves to become more innovative and efficient, so do I."

He provides exceptional Real Estate services to ensure you feel confident with your decision to engage him with your property sale. 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.

He will play hard for you, but always fair. To the moon - and back. Done.

Client focused in his approach, Paul revels in the one-on-one. It's about providing a valuable service while putting it all together. Dedicated, disciplined, and easy going, Paul's skillset ranges wide; from selling some of the best character homes in Whangarei, to unique coastal and lifestyle properties. The level of trust is extremely high, with some of the biggest deals having been done away from the standard very public campaigns. Paul is anything but standard...

He's fast paced, optimistic and confident - everywhere but in a kayak. With a strong morning coffee (or two!) at home in Maunu before the family heads out the door.

Along with all of the people in between. That's what Paul calls happy days.

Paul Sumich 021 606 460

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What the area offers

Northland – New Zealand's first region

Northland is situated to the North of Auckland and stretches to the top of the North Island. With its semi-tropical climate, the region is known as the “Winterless North”, and is among our top holiday destinations with one of the sunniest, warmest climates of any region in New Zealand.

Whangarei – first City of the Winterless North

The main city, Whangarei, has a population of around 70,000 people and a quiet, relaxed atmosphere. It is close to several beautiful sandy beaches, and offers shops to suit all budgets, as well as cafes, bars, nightclubs and restaurants reflecting the city's international community. A regular bus service provides a safe and cost-effective link to Auckland, New Zealand's largest city, which can be reached in only two hours by road and 30 minutes by air.

Whangarei is only an hour drive away from the beautiful Bay of Islands

The cost of living and accommodation in Whangarei is much lower than in Auckland, and there is considerably less traffic. It is a small city which is relatively compact, making it easy to get around by walking, cycling or using a local bus service. A variety of accommodation types is available to international students in Whangarei, ranging from hostels and shared houses to homestay accommodation with local families – an excellent way to improve your English, and to learn about life in New Zealand.

Sports

If you like water based or outdoors activities then you're coming to the right place:

- The Poor Knights Islands offer the best subtropical diving in the world and beautiful snorkelling.
- Plenty of surfing, windsurfing, kitesurfing or paddle boarding, and boogie boarding is safe fun for everyone else.
- Many fishing records have been broken along the Northland coast, catch Snapper from the jetties or go big game fishing for Marlin.
- Read the National Geographic article about the famous Tutukaka Coast
- Learn to sail or captain a power boat - you don't need a licence.
- Explore the harbours and bays in a kayak, the coastline is ideal for exploration.
- Learn to row with a fast Polynesian style Waka Ama (outrigger canoe).
- Golfing, there are four Golf courses in Whangarei and several others in driving distance.

Cafes and Restaurants

There is a thriving and ever growing restaurant and cafe scene offering creative Kiwi cuisine and seafood or exotic dishes from around the world. Northland baristas have won numerous awards as well, so you'll never be short of an excellent latte.

Some consider Whangarei's Town Basin the jewel in the crown with art galleries, cafes and shops that attract tourists and locals, great for a stroll on a weekend or dinner in the evening.



What the area offers

Events and Nightlife

While Whangarei is more renowned for its natural life than its nightlife, there is a lively bar scene, with a number of websites dedicated to events and live music venues. The artist community also continues to add creative events and venues throughout the year while the Council sponsors free concerts, festivals and open air cinema. Exciting events are spread throughout the year, for example Maori festivals, agricultural field days, rodeos, boat fairs, fun walks, rally championships, Scottish highland games, open air cinema, flower shows, horse and dog races and shows, music festivals, fishing tournaments etc.

Shopping

- Whangarei has branches of most national chain stores and a big number of specialist retail shops and service providers.
- Fresh produce can be bought in farmers markets, the Whangarei Growers Market is the oldest grower's market in Australasia, with up to 6,500 visitors each weekend! Fresh, high quality local produce, much of it organic, all locally grown and often sold personally by the growers. Whatever the weather fruit, vegetable, plant and flower growers plus honey, egg, bread, organic beef and oyster producers set up their stalls early every Saturday morning.
- Northland provides a wide range of school and education services. The schools provide academic, cultural and skills based learning and technology.
- The school year runs from January to December and is divided into four terms. The longest break makes the most of our fabulous summer, beginning in December and restarting in February.

Education

- Most Whangarei suburbs offer privately owned day care facilities for your child.
- Primary, Intermediate & Secondary Schools
- Primary Schools cater for children from year 1 up to year 6, with children attending an Intermediate School for years 7 and 8.
- All Primary and Intermediate Schools are co-educational, i.e. teaching both girls and boys. Secondary schools cater for children from year 9 to year 13 who then may then attend university or other tertiary establishments.
- State Schools are funded by the Government however some private or State Integrated schools in the Whangarei District are partially or completely privately funded, and may have religious affiliations.

Tertiary Institutes

- NorthTec and The University of Auckland Faculty of Education (Tai Tokerau Campus) run full degree courses in Whangarei.
- NorthTec offers a wide range of vocational subjects up to a Diploma level. It provides industry-focused education, with flexible learning options. The University of Auckland offers a range of education / teacher training.
- Te Wananga o Aotearoa is one of New Zealand's largest tertiary education providers and is guided by Māori principles and values. A comprehensive range of certificate to degree qualifications is offered including courses in small business, computing, social work, teaching, Māori performing arts and te reo Māori to New Zealanders of all ages and walks of life.



Offices



Bayleys in the North

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

Bayleys Orewa 14 Florence Avenue Orewa 09 426 5911	Bayleys Millwater 177 Millwater Parkway Millwater 09 426 5911	Bayleys Whangaparaoa 661 Whangaparaoa Rd Stanmore Bay 09 428 0600	Bayleys Warkworth 41 Queen Street Warkworth 09 425 7640	Bayleys Omaha 1 Matariki Street Omaha 09 422 7441
Bayleys Matakana 38 Matakana Valley Rd Matakana 09 425 7640	Bayleys Mangawhai 198 Molesworth Drive Mangawhai 09 431 5415	Bayleys Bay of Islands 62 Kerikeri Road Kerikeri 09 407 9221	Bayleys Bream Bay 3/30 Rauiri Drive Marsden Cove 09 432 7125	Bayleys Dargaville 112 Victoria Street Dargaville 09 439 4297
Bayleys Whangarei 84 Walton Street Whangarei 09 470 0960				

Appendices

- **Photo gallery**
- **Floor plan**
- **Certificate of Title**
- **Rental appraisal**

Photo gallery



Photo gallery



Photo gallery



Floor Plan



PAUL SUMICH +

BAYLEYS ALTOGETHER BETTER

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



**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

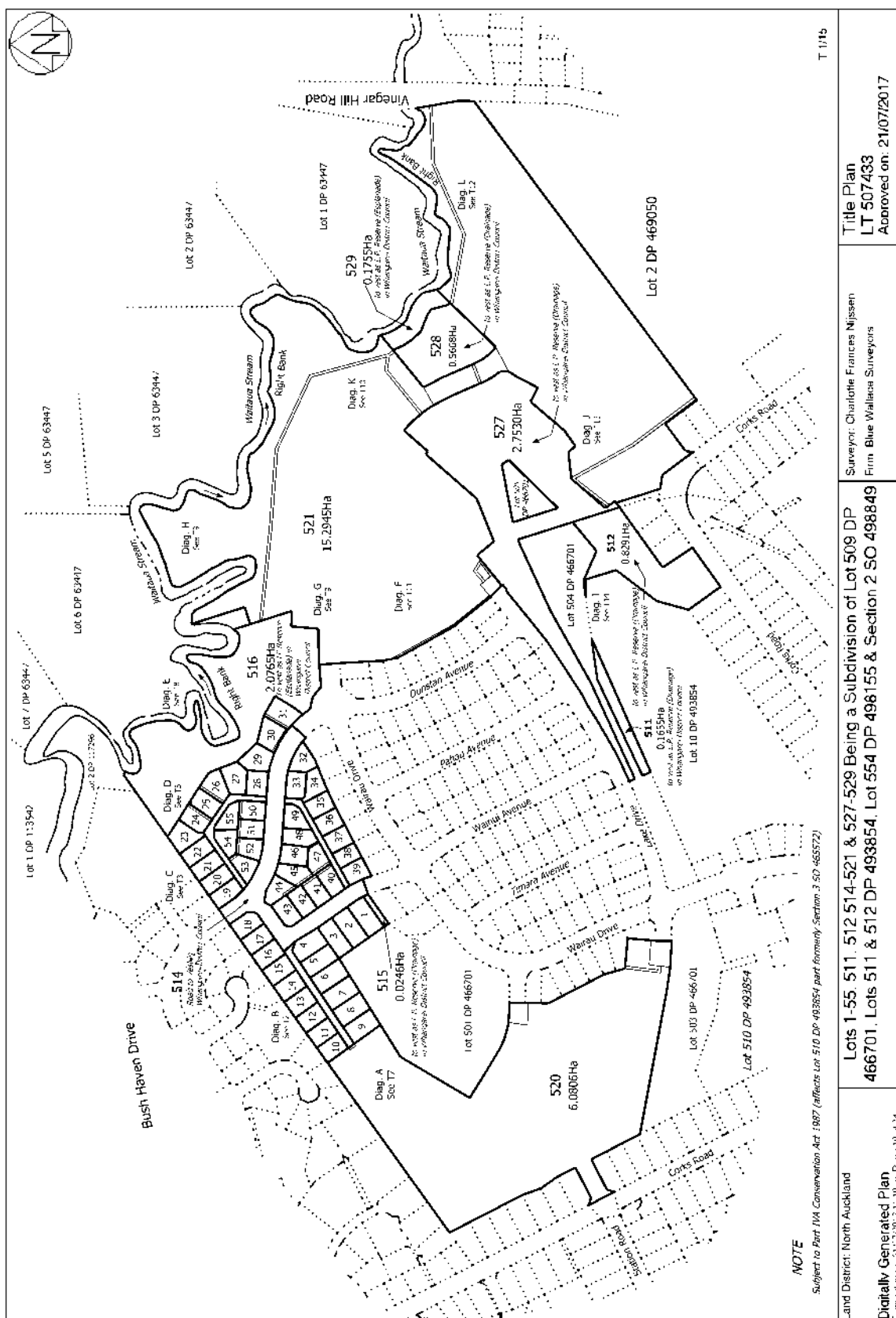
Identifier **770886**
Land Registration District **North Auckland**
Date Issued 17 July 2017

Prior References
738169

Estate Fee Simple
Area 715 square metres more or less
Legal Description Lot 45 Deposited Plan 507433
Registered Owners
Nicholas John Erceg and Linda Christine Erceg

Interests

10797265.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.7.2017 at 3:08 pm
Subject to a right (in gross) to drain sewage over part marked H on DP 507433 in favour of Whangarei District Council created by Easement Instrument 10797265.10 - 17.7.2017 at 3:08 pm
The easements created by Easement Instrument 10797265.10 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Easement Instrument 10797265.13 - 17.7.2017 at 3:08 pm
Fencing Covenant in Transfer 10936059.2 - 9.11.2017 at 12:16 pm



Kamo

56 Bush Haven Drive

3  2  1  2 

28 January 2022

TO WHOM IT MAY CONCERN,

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

This property is a three bedroom, three and a half year old home with two bathrooms, one of which is an ensuite. It has polished concrete floors in the living and dining area. The kitchen features a scullery and some bench tops. The house size is 173sqm situated on a 714sqm section. There is a double, internal access garage.

After thorough research, in our opinion we believe this property should achieve a rent of approximately **\$680 to \$780 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,



EVES Head of 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.



Notes

For Sale: Offers over \$1,059,000

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Any interest in this property should be registered with the vendors agency. Contents on the proposal do not form any part of the contract. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part and interested persons are urged to seek legal advice and to make their own enquiries and satisfy themselves in all respects. Mackys Real Estate Limited, Licensed under the REA Act 2008.