



**Kensington** 66a King Street

## Property **Report**

[bayleys.co.nz/1052725](https://bayleys.co.nz/1052725)

# Welcome



## Welcome to 66a King Street

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](mailto:paul.sumich@bayleys.co.nz)

[paulsumich.co.nz](http://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.

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# Introduction



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## Living in Kensington - always a good choice

This likable 128sqm home presents smart buying in one of Whangarei's most sought after central suburbs. The three double bedrooms are complemented by a large central bathroom, leading you via the hallway to the spacious kitchen and open plan living zone.

Additional features include a single car garage with internal access, a heritage stone wall on the boundary, and an outdoor patio area. It enjoys a quiet setback position, with room to park the camper or boat, and still leaving you space to easily come and go.

Flat walking distance to the eating and entertainment options at Kensington Crossing, all levels of schooling, and less than 4km from the CBD. Perfectly comfortable as is on a freehold 500sqm (approx.) section in a prime spot - this Kensington gem also has potential for you to add your personal touches.

Welcome home.

# The property

66a King Street, Kensington	
<b>Legal description</b>	Lot 2, DP 403954, CT No. 413474
<b>Website</b>	bayleys.co.nz/1052725
<b>Capital Valuation</b>	Land \$340,000 Improvements \$360,000 Capital Value \$700,000 (July 21)
<b>Land Area</b>	500sqm (more or less)
<b>House Area</b>	128sqm (more or less)
<b>Year Built</b>	2009
<b>Bedrooms</b>	Three
<b>Bathrooms</b>	One
<b>Living Areas</b>	One
<b>Levels</b>	One
<b>Parking/ Off street</b>	Three
<b>Heating</b>	Heat Pump
<b>Water</b>	Mains
<b>Water Heating</b>	Electric
<b>Waste</b>	Mains
<b>Insulation</b>	Ceiling and walls
<b>Roof</b>	Tile
<b>Exterior Cladding</b>	Brick, Weatherboard
<b>Joinery</b>	Aluminium
<b>Floors</b>	Carpet and vinyl
<b>Internet</b>	Fibre
<b>Included Chattels</b>	Blinds, Dishwasher, Drapes, Fixed floor coverings, 1x Heat pump, Light fittings, Rangehood, 1x Garage door remote, Washing machine taps, Security lighting, Oven/hob-electric

# Method of Sale



<b>Auction (unless sold prior)</b>	1pm, Wednesday 23 March 2022
<b>Auction venue</b>	Bayleys Whangarei, 84 Walton Street, Whangarei
<b>Particulars &amp; Conditions of Sale</b>	Available on request
<b>LIM and Builders Report</b>	Available on request
<b>Proudly marketed by</b>	<b>Paul Sumich</b> 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>

# Auctions

## How to buy at an auction

### What is a Real Estate Auction?

A real estate auction is an open and transparent public offering of property at a predetermined date and time. It allows purchasers to register bids (offers) against each other, in the attempt to be the highest bidder. To allow the purchaser to satisfy themselves with the terms and conditions of the auction these are outlined in advance. Auctions are a cash and unconditional sale and both buyer and seller are bound by the terms in the documentation when a sale is achieved.

### How do I prepare myself for an auction?

You will likely need to pre-arrange finance with a bank or lending institution and it is always recommended to provide a copy of the auction contract that the agent has given you, to your solicitor before the auction.

Most auctions will require you to pay a 10% deposit which is required immediately after the 'fall of the hammer' so it is important that you have access to the funds to ensure you can pay this on the day. You may also want to talk to your solicitor, a building inspector, registered valuer or see the council regarding any renovations or works that have been undertaken on the property. Try to attend as many real estate auctions as possible prior to the one you intend to bid at, it will enable you to be much more comfortable with the procedure when it comes to your turn.

### Do I need to register?

At Bayleys there is no formal registration required before you bid at auction. However, by law, you will need to have received a copy of the Approved Buyers Guide as set out by the Real estate Agents Authority. prior to bidding. You can obtain a copy from the salesperson representing the home you are intending to bid on.

### What is a reserve price?

The reserve price is specified by the owner(s) of the property and must be in writing. It is the level at which the owners have instructed the auctioneer not to sell the property below. The reserve price is confidential between the owners of the property and the auctioneer. When bidding has exceeded the reserve price, the auctioneer will let the purchasers know by declaring the property 'on the market'. This means that the property will be sold to the highest bidder.

### What happens if the bidding doesn't meet the reserve price?

In the first instance, it is likely that the auctioneer will 'pause' the auction and approach the highest bidder to let them know that the reserve price hasn't been met. The auctioneer will give the purchaser an opportunity to increase their bid to a level at which the owner may consider selling the property. If the level that the bid is increased to is acceptable to the owner, the auction will recommence at the level of the increased bid and the property will then be declared 'on the market' – the auctioneer will then seek any further bidding before selling the property. If the bid is not acceptable, the auction will still recommence at the level of the increased offer, however, the auctioneer will seek further bidding before the property is passed in.

# Auctions

## **What happens if the property doesn't sell?**

If the highest bid offered to the vendor in the auction room is not accepted then the property will be 'passed in' and the auction concluded. This will allow the vendor to consider any post auction offers which may or may not contain conditions.

## **What is a vendor bid?**

Legally, the auctioneer can bid on behalf of the vendor at the auctioneer's discretion. Vendor bids must be clearly identified to purchasers and can only be placed below the level at which the owner have set their written reserve price. Vendor bids are most commonly used to start the bidding, if none of the purchasers choose to. Simply what the auctioneer is indicating is that the property is not for sale at the level of the vendor bid. At Bayleys, our owners are required to give a written undertaking that they will not bid, nor have a representative bid on their behalf at the auction, other than the auctioneer.

## **Can the property be sold prior?**

If the property is marketed by auction and the advertisements contains the words 'unless sold prior' or similar, then there is always the possibility that the vendor may sell earlier than the advertised auction date. Therefore, to help protect your interest, it is recommended that you inform the marketing agent who can then contact you should the vendor wish to sell earlier than advertised. If you submit an offer prior to the auction, you will be provided with a copy of our Pre-Auction Offer Procedure to sign and you will need to provide a 10% deposit cheque payable to our trust account. If the offer is not acceptable, the campaign will resume as planned and the cheque returned. If the offer is acceptable to the vendor, the auction date may be brought forward to an earlier date, using your offer as the start/reserve price. This price will remain confidential until the start of the auction. Note that the auction has not been stopped but brought forward.

## **How do I bid if unable to attend?**

If you are not available for the auction you need to notify the salesperson and they will give you a telephone bidding authority to fill in and get witnessed, once approved by the vendor. You will be able to absentee bid. To view our upcoming auctions throughout New Zealand, please visit [www.bayleys.co.nz/auctions](http://www.bayleys.co.nz/auctions)

# Pre-auction offer

Any pre-auction offer by prospective purchaser(s) must be: submitted in writing; drawn up on the current ADLS / REINZ approved Terms & Conditions of Auction sale documentation; approved by the vendor's Solicitor; a deposit of 10% payable on the execution of the auction contract by both parties.

Any pre-auction offer must be submitted and will be conducted in accordance with the Bayleys Pre-Auction Offer Protocol.

The "Pre-Auction Offer Procedure & Agreement – Purchasers Acknowledge" form must be completed by the purchaser(s) and attached to the approved Terms & Conditions of Auction sale documentation.

A copy of this document is available on request from the Licensee.



# George Yeoman

## Auctioneer

Our auctions are conducted by George Yeoman, National Auctioneer for Bayleys..



Identified as an early talent, at 20 years old George was recruited during his university studies in property. He has since been trained extensively in auctioneering, being mentored by the award-winning Bayley's auction team.

George was acknowledged as a Rising Star at the 2019 REINZ auction championships dealing with the most complicated bidding sequences. He conveys an approachable manner in the auction room to encourage buyers. With subtlety and suspense, his bidding style encourages hearty competition to extract the highest value for vendors.



# Auction venue



**Our auctions are held at Bayleys Whangarei Office, 84 Walton Street, Whangarei.**

## **Parking Options:**

Limited visitor parking is available at the Bayleys, to secure a space please speak with your agent.

There is also various public car parking spaces surrounding our location, some within a very short walk to our office.

There are a selection of café's near us. Please feel free to come early, get a coffee or something to eat and enjoy the atmosphere.

Good luck with your bidding!

# 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  
Paul.sumich@bayleys.co.nz

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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

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

# Photo gallery



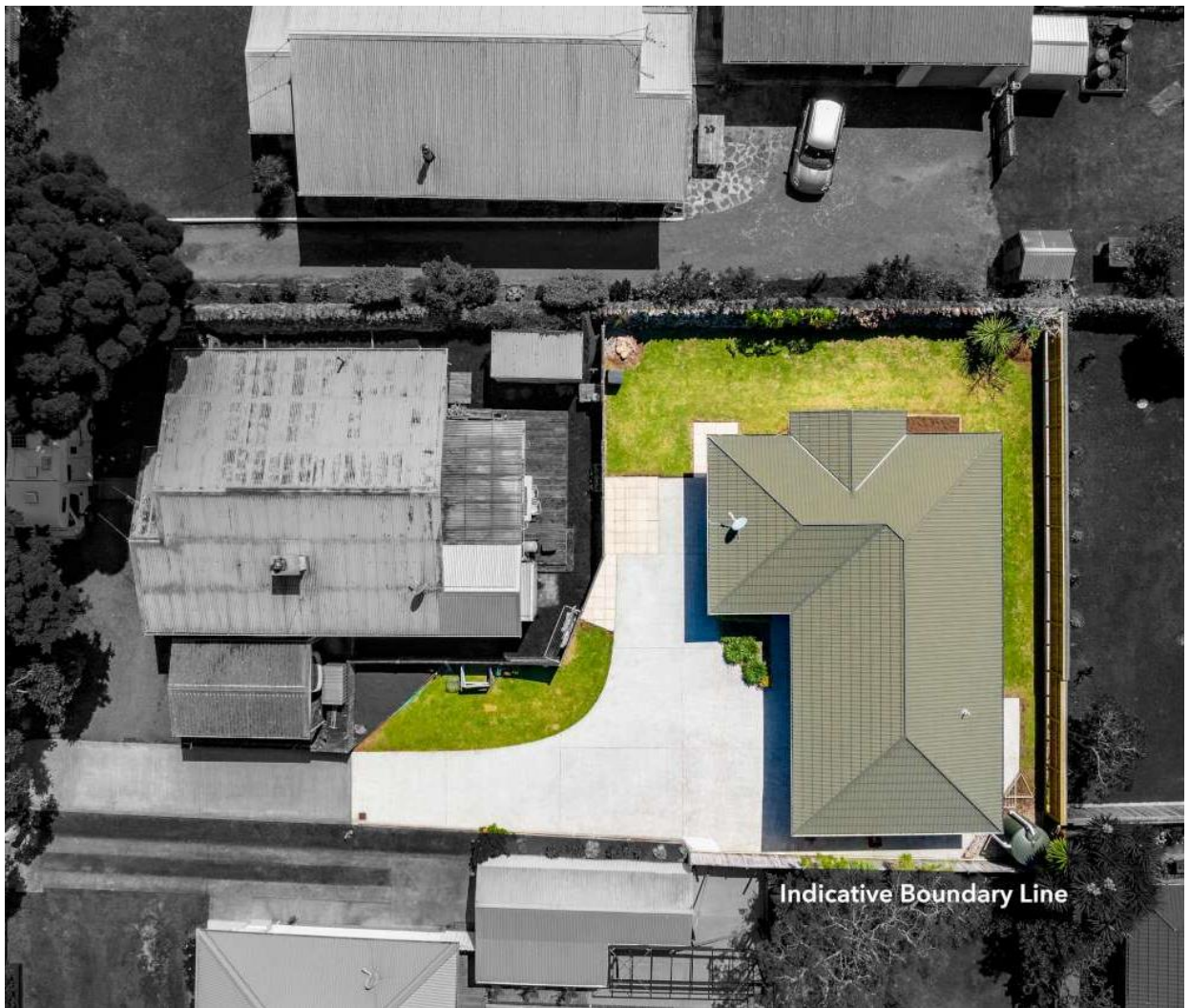


# Photo gallery





# Photo gallery



# Floor plan



PAUL SUMICH +



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** **413474**  
**Land Registration District** **North Auckland**  
**Date Issued** 09 March 2009

**Prior References**  
NA471/26

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**Estate** Fee Simple  
**Area** 500 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 403954

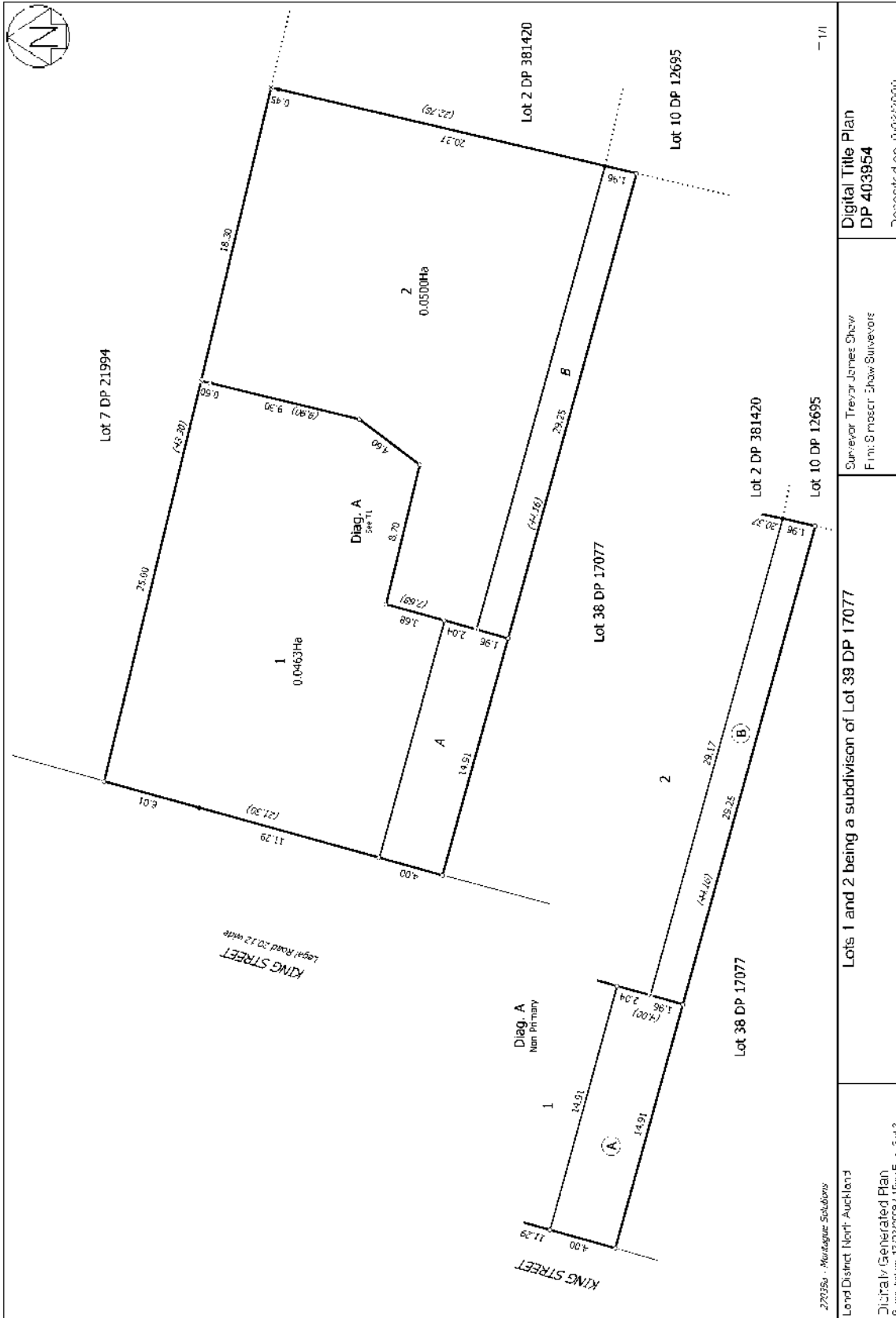
**Registered Owners**  
Hannley Properties Limited

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**Interests**

8032988.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 9.3.2009 at 3:20 pm  
Appurtenant hereto is a right of way and rights to drain sewage and stormwater, convey water, electricity, telecommunications and computer media created by Easement Instrument 8032988.4 - 9.3.2009 at 3:20 pm  
The easements created by Easement Instrument 8032988.4 are subject to Section 243 (a) Resource Management Act 1991  
Subject to a right (in gross) to drain water over part marked B on DP 403954 in favour of Whangarei District Council created by Easement Instrument 8032988.5 - 9.3.2009 at 3:20 pm  
The easements created by Easement Instrument 8032988.5 are subject to Section 243 (a) Resource Management Act 1991  
8268173.4 Mortgage to Westpac New Zealand Limited - 1.9.2009 at 11:23 am  
8270001.1 Mortgage to Lizarn Holdings Limited - 8.12.2009 at 10:21 am





270350 - Mortgage Solutions  
 Lord District North Auctions  
 Digitally Generated Plan  
 Generated on: 17/03/2019 4:10pm | Page 5 of 3

Lots 1 and 2 being a subdivision of Lot 38 DP 17077

Surveyor: Trevor James Shaw  
 Firm: Smitser Shaw Surveyors

Digital Title Plan  
 DP 403954

Deposited on: 9/03/2009

## Kensington 66a King Street



17 February 2022

TO WHOM IT MAY CONCERN,

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

128sqm three bedroom, one bathroom brick and weatherboard home built in 2009. 500sqm section with single internal access garaging.

After thorough research, in our opinion we believe this property should achieve a rent of approximately **\$550 to \$570 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.





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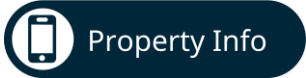
**Auction (unless sold prior)**

1pm, 23 March 2022  
84 Walton Street, Whangarei

**Paul Sumich**

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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.