



Whau Valley 1 Kentia Lane

Property **Report**

Welcome



Welcome to 1 Kentia Lane

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.

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Introduction



3  1  2  1 

Make this top of your list.

Offering a family friendly living opportunity, this welcoming 3 bedroom home presents privacy, superb outdoor entertaining and scope to add value. It enjoys an elevated position with fantastic views across to Parihaka, and is handily placed close to the amenities of Kamo Village, the eating and entertainment options at Kensington Crossing, while still only being 4.5km from the CBD.

Top location, top views, here are more reasons to make it top of your list:

Flowing layout reveals light filled open plan living and dining area

Full length sliders open to extensive covered entertaining deck

Enclosed sloping grassy lawn framed by established gardens and native trees

Spacious kitchen offers breakfast bar and pleasant elevated canopy views

Three good sized bedrooms and two bathrooms

Master bedroom also has great views, with ensuite

Both bathrooms have recently been updated

Single garage with internal access

150sqm home, on approx 737sqm section

Desirable as is with potential to personalise further in the future

Enticing proposition for families and downsizers that want to be central

Welcome home.

The property

1 Kentia Lane, Whau Valley	
Legal description	Lot 7, DP 162376, CT No. NA97D/920
Website	bayleys.co.nz/1052690
Capital Valuation	Land \$320,000 Improvements \$390,000 Capital Value \$710,000 (July 2021)
Land Area	737sqm (more or less)
Year Built	1995
Bedrooms	Three
Bathrooms	One plus one ensuite
Living Areas	One
Levels	One
Parking/ Off street	One car garage, two off street
Heating	Heat pump
Water	Mains
Water Heating	Electric
Waste	Mains
Insulation	Ceiling, Under Floor
Roof	Tile
Exterior Cladding	Brick and Weatherboard
Joinery	Aluminium
Floors	Carpet and vinyl tile
Internet	Fibre
Included Chattels	Blinds, Dishwasher, Fixed Floor Coverings, 1x Heat Pump, 2x Heated Towel Rails, Light Fittings, Hob - Electrical, Wall oven, Rangehood, Security System (as is), Waste Disposal

Method of Sale



For Sale	Offers over \$759,000
Particulars & Conditions of Sale	Available on request
LIM and Builders 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
Paul.sumich@bayleys.co.nz

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

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

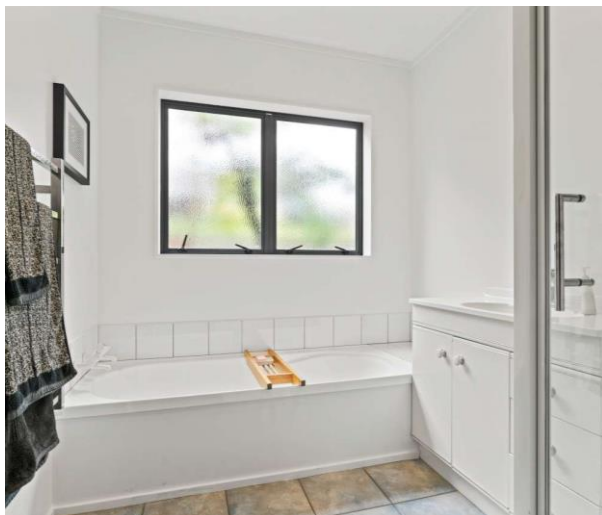


Photo gallery



Floor plan



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

PAUL SUMICH +



ALTOGETHER BETTER



**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 NA97D/920
Land Registration District North Auckland
Date Issued 01 December 1995

Prior References
NA18B/1243

Estate Fee Simple
Area 737 square metres more or less
Legal Description Lot 7 Deposited Plan 162376
Registered Owners
Julie Lenore Girvan

Estate Fee Simple - 1/7 share
Area 867 square metres more or less
Legal Description Lot 8 Deposited Plan 162376
Registered Owners
Julie Lenore Girvan

Interests


Subject to Section 241(2) Resource Management Act 1991

C928528.2 Resolution pursuant to Section 321(3)(c) Local Government Act 1974 - 1.12.1995 at 2.44 pm

C928528.3 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 1.12.1995 at 2.44 pm


Subject to electricity, gas, telecommunications and water rights over part marked A on DP 162376 specified in Easement Certificate C928528.5 - 1.12.1995 at 2.44 pm (affects Lot 7 DP 162376)

The easements specified in Easement Certificate C928528.5 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Transfer D219664.1 - 26.11.1997 at 11.05 am

Approved:  F. H. Gibson
E. R. Gibson

Registered Owner(s):
Approved pursuant to Section 223 of the Resource Management Act 1991 on the 27 day of June 1994 subject to the granting of reservations of the easements set out in the Memorandum of Understanding subject to the registration condition set out herein.

The Common Seal of the Territorial Authority of Whangarei District Council is affixed to this plan in the presence of:


Council Secretary

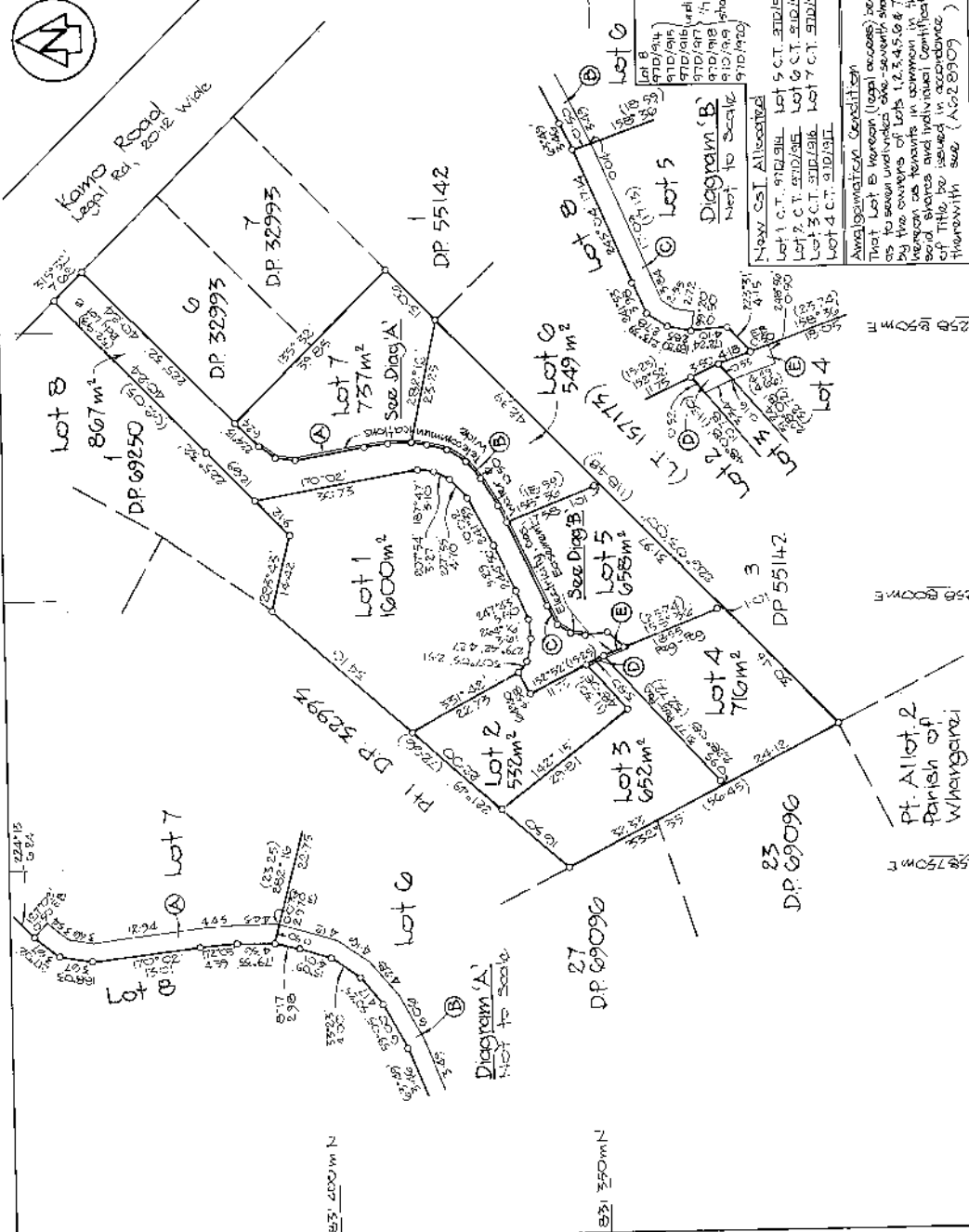
Memorandum of Easements	
Purpose	Benefit
(A) Right to transmit electricity, gas, water, sewerage, or other services	Lots 2-6
(B) Right to convey water	Lots 2-5
(C) Right to convey water	Lots 2-4
(D) Right to convey water	Lots 2, 4, 5
(E) Right to convey water	Lot 5

Total Area: 631.1 mt.
Comprised in C.T. B. E. / 1243.

I, Trevor James Shanahan, Registrar-General of Land, do hereby certify that this plan has been made from a survey conducted by me or under my direction, that each page and sheet is correct and that the information contained therein is true and correct as far as the facts stated therein are concerned.

Date of Preparation: 06.12.93
Office: Registrar-General of Land, Wellington

Reference Plan: S.C.T. 197/194, 197/195, 197/196, 197/197, 197/198, 197/199, 197/200, 197/201, 197/202, 197/203, 197/204, 197/205, 197/206, 197/207, 197/208, 197/209, 197/210, 197/211, 197/212, 197/213, 197/214, 197/215, 197/216, 197/217, 197/218, 197/219, 197/220, 197/221, 197/222, 197/223, 197/224, 197/225, 197/226, 197/227, 197/228, 197/229, 197/230, 197/231, 197/232, 197/233, 197/234, 197/235, 197/236, 197/237, 197/238, 197/239, 197/240, 197/241, 197/242, 197/243, 197/244, 197/245, 197/246, 197/247, 197/248, 197/249, 197/250, 197/251, 197/252, 197/253, 197/254, 197/255, 197/256, 197/257, 197/258, 197/259, 197/260, 197/261, 197/262, 197/263, 197/264, 197/265, 197/266, 197/267, 197/268, 197/269, 197/270, 197/271, 197/272, 197/273, 197/274, 197/275, 197/276, 197/277, 197/278, 197/279, 197/280, 197/281, 197/282, 197/283, 197/284, 197/285, 197/286, 197/287, 197/288, 197/289, 197/290, 197/291, 197/292, 197/293, 197/294, 197/295, 197/296, 197/297, 197/298, 197/299, 197/300, 197/301, 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LAND DISTRICT: North Auckland
SURVEY BLK. & DIST. V. 11, PARUA
NZMS 261 SH. 6025 RECORD MAP No. 34330

Plan of Lots 1-8 being a Subdn. of Lots 5 D.P. 32993

TERRITORIAL AUTHORITY: Whangarei District Council
Surveyed by: Sampson Shaw & Co.
Scale: 1:500 Date: April 1994

Approved or to Survey: F. H. Gibson
Deposited this 11th day of December 1995

Author: District Land Registrar
DP 162376



Whau Valley 1 Kentia Lane

3  2  1  1 

20 January 2022

TO WHOM IT MAY CONCERN,

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

Well maintained 150sqm house with a great floor plan, providing three large bedrooms (master with ensuite). Beautifully positioned in an elevated, private 737sqm tree-lined setting.

After thorough research, in our opinion we believe this property should achieve a rent of approximately **\$620 to \$640 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 Property Management Consultant
Heather Adams



M. 021 216 4883



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.



For Sale: Offers over \$759,000

Paul Sumich

021 606 460

paul.sumich@bayleys.co.nz

MACKYS REAL ESTATE LTD, LICENSED UNDER THE REA ACT 2008



bayleys.co.nz/1052690

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.