



8a Janet Street, Riccarton

[www.smartrealestate.co.nz](http://www.smartrealestate.co.nz) ID # SMT10424





## Location Location

ID# SMT10424

Tucked away in its private rear position – Perfect first home or investment.

So close to Westfields and all amenities.

Offering a sizeable townhouse of 130m2 with 3 generous sized bedrooms, bathroom and separate wc.

The open plan kitchen dining area flows into the north-west facing living room a perfect spot to sit and enjoy the sunshine.

Fully fenced with a grassed backyard a perfect space to add your touch.

Easy drive on access to a double internal garage.

The property is well placed for schools.



**FOR SALE**



8a Janet Street, Riccarton

3  1  1  1 

Legal Description	Lot 3 DP 22413 Flat 2 DP 49206
Rateable Value	\$440,000
Land Value	\$170,000
Floor Area	130m2
Land Area	1/2 share 845m2
Year Built	1989
Rates	\$2,675.27
Chattels	Stove, Fixed Floor Coverings, Drapes, Light Fittings, Alarm, Garden Shed, Garage Door Remote, Heated Towel Rail, Rangehood, TV Aerial, Waste Disposal Unit, Heatpump

Please be aware that this information has been sourced from third parties including Property Smarts/ Reinz/ Property Guru/ Regional Councils/ Other sources and we have not been able to independently verify the accuracy of the same. Land and floor area measurements are approximate and boundary lines are indicative only.

# Disclaimer



## Statement of passing over:

This information has been supplied by the Vendor or the Vendor's agents. Accordingly, Smart Real Estate Limited is merely passing over this information as supplied to us by the Vendor or the Vendor's agent.

We cannot guarantee its accuracy and reliability as we have not checked, audited or reviewed the information and ***all intending Purchasers are advised to conduct their own due diligence investigation into this information. As an intending Purchaser our recommendation is that you seek legal independent advice on all matters material to your decisions.***

To the maximum extent permitted by law Smart Real Estate Limited does not accept any responsibility to any person for the accuracy or use of the information herein.



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
CROSS LEASE**

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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **CB29A/95**  
**Land Registration District** **Canterbury**  
**Date Issued** 18 June 1986

**Prior References**

CB2D/207

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**Estate** Fee Simple - 1/2 share  
**Area** 845 square metres more or less  
**Legal Description** Lot 3 Deposited Plan 22413

**Registered Owners**

Craig John Poynter and Emma Violet Walker

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<b>Estate</b>	Leasehold	<b>Instrument</b>	L 617997.2
		<b>Term</b>	999 years from 1.5.1986

**Legal Description** Flat 2 Deposited Plan 49206

**Registered Owners**

Craig John Poynter and Emma Violet Walker

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**Interests**

591246 Transfer creating the following easements (affects fee simple)

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 3 Deposited Plan 22413 - herein	Yellow DP 22413	Lot 2 Deposited Plan 22413 - CT CB3B/227	
Right of way	Lot 2 Deposited Plan 22413 - CT CB3B/227	Blue DP 22413	Lot 3 Deposited Plan 22413 - herein	

The easements created by Transfer 591246 are subject to Section 309 (1)(a) Local Government Act 1974

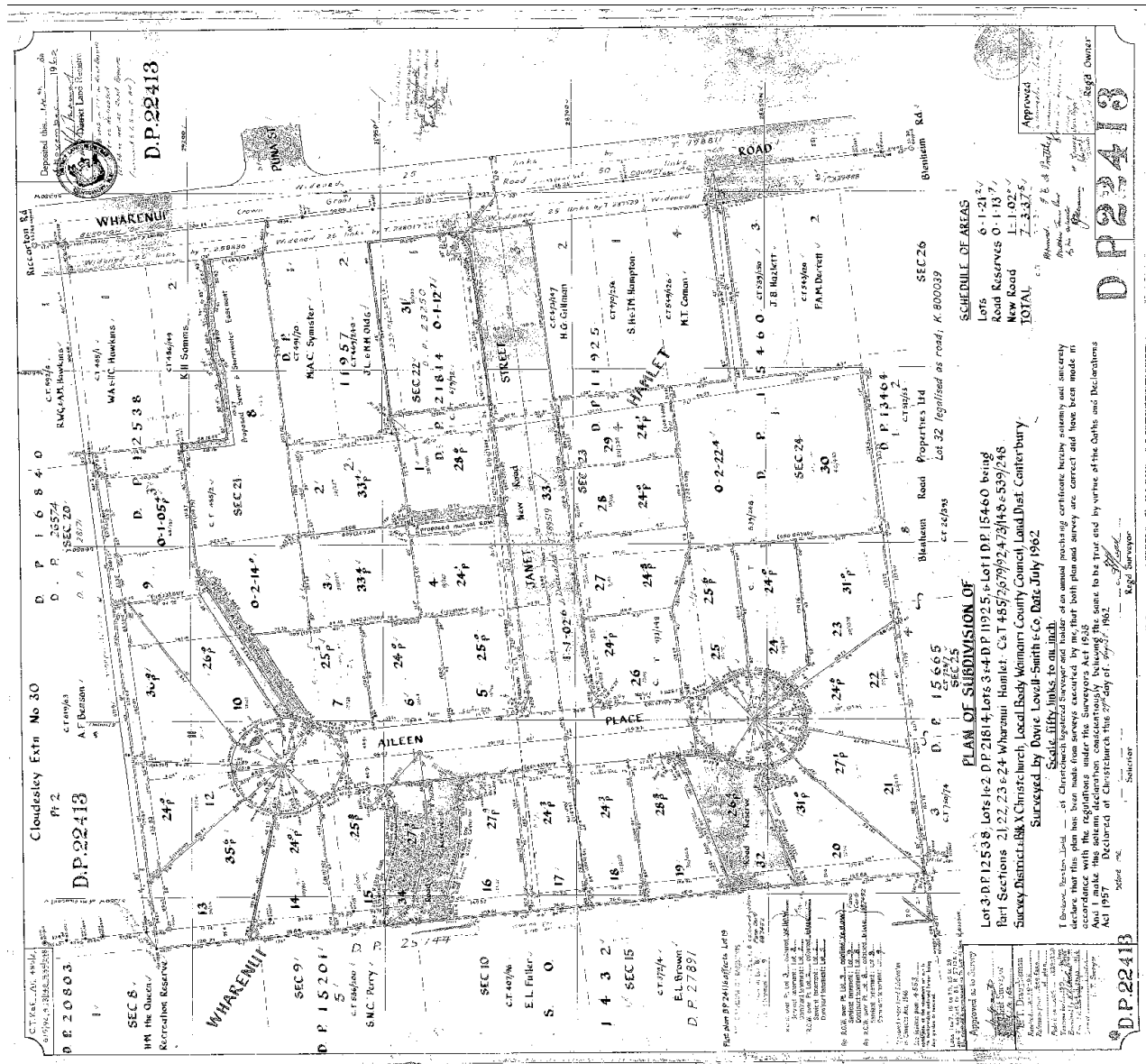
571287 Notice imposing Building Line and Hoardings Restriction (affects fee simple)

617997.1 Lease of Flat 1 DP 49206 Term 999 years from 1.5.1986 Composite CT CB29A/94 issued - 18.6.1986  
(affects fee simple)

617997.2 Lease of Flat 2 DP 49206 Term 999 years from 1.5.1986 Composite CT CB29A/95 issued - 18.6.1986  
(affects fee simple)

10008618.2 Mortgage to Kiwibank Limited - 1.4.2015 at 3:14 pm

[illegible]



# Tenancy Services

## Market rent

Find out what the weekly rent is for properties in your area.

Market rent in Riccarton (Christchurch) 01 Jan 2019 - 30 Jun 2019

- Bonds 840
- Lower \$235
- Median \$390
- Upper \$510

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Christchurch - Riccarton 01 Jan 2019 - 30 Jun 2019

This data is updated monthly and contains bond information from the previous six months. The default market rent area displayed is based on your IP address. Any category that has less than five bonds lodged has been excluded, to prevent individual properties from being identified.

[Market rent explained \(/rent-bond-and-bills/market-rent/market-rent-explained/\)](/rent-bond-and-bills/market-rent/market-rent-explained/) has more information.

### Apartment

Size	Bonds received	Lower Quartile	Median Rent	Upper Quartile
2 bedrooms	13	\$376	\$390	\$440
3 bedrooms	7	\$420	\$420	\$478

### Boarding House

Size	Bonds received	Lower Quartile	Median Rent	Upper Quartile
1 bedroom	30	\$195	\$220	\$270

### Flat



Size	Bonds received	Lower Quartile	Median Rent	Upper Quartile
1 bedroom	14	\$210	\$250	\$280
2 bedrooms	78	\$340	\$360	\$375
3 bedrooms	19	\$390	\$420	\$428
4 bedrooms	9	\$428	\$480	\$537

## House

Size	Bonds received	Lower Quartile	Median Rent	Upper Quartile
2 bedrooms	79	\$350	\$370	\$390
3 bedrooms	115	\$410	\$440	\$495
4 bedrooms	107	\$456	\$520	\$600
5+ bedrooms	130	\$600	\$700	\$840

## Room

Size	Bonds received	Lower Quartile	Median Rent	Upper Quartile
1 bedroom	223	\$145	\$200	\$230

# Thinking of Selling?

Save Thousands with Smart Real Estate.  
Full Professional 5 Star Service ★★★★★ Free Appraisals.

Example Sale Price of Home	Smart Real Estate 1.25% Fee	2.95%+ <sup>*(b)</sup>		3.95%+ <sup>*(a)</sup>	
		Commission	How much SRE could save you vs 2.95% <sup>*(b)</sup>	Commission	How much SRE could save you vs 3.95% <sup>*(a)</sup>
\$250,000	\$4,077	\$9,045	\$4,967	\$11,989	\$7,913
\$300,000	\$4,945	\$10,741	\$5,796	\$14,260	\$9,315
\$350,000	\$5,664	\$12,437	\$6,773	\$16,531	\$10,870
\$400,000	\$6,383	\$14,018	\$7,636	\$18,803	\$12,421
\$450,000	\$7,102	\$15,140	\$8,038	\$19,953	\$12,852
\$500,000	\$7,820	\$16,261	\$8,441	\$21,103	\$13,283
\$600,000	\$9,258	\$18,504	\$9,246	\$23,403	\$14,146
\$700,000	\$10,695	\$20,746	\$10,051	\$25,703	\$15,008
\$800,000	\$12,133	\$22,989	\$10,856	\$28,003	\$15,871
\$900,000	\$13,570	\$25,231	\$11,661	\$30,303	\$16,733
\$1,000,000	\$15,008	\$27,473	\$12,466	\$32,603	\$17,596

(a) 3.95% figures based on companies charging \$550 administration fee + 3.95% commission on the first \$400,000 then 2% thereafter + GST. Advertising costs are additional  
(b) 2.95% figures based on companies charging \$490 administration fee + 2.95% commission on the first \$390,000 then 1.95% thereafter + GST. Advertising costs are additional  
Smart Real Estate figures are based on 1.25% + \$550 administration fee + gst. Minimum commission \$2995 applies. Advertising costs are additional

*“Debra has a wealth of experience in Real Estate including many contacts in the business. She has excellent negotiating skills and is always positive and I wouldn't hesitate to recommend her services or to use her again. She advised on strategy and marketed our property with all available options from Trade me, Real Estate websites, radio, local papers and mail drops. This boosted the properties visibility in the early stages and then she advised on subsequent marketing that ensured high visibility. Smart Real Estate represent great value for money at 1% commission with a professional approach without any compromises.” - David and Fiona*

*"We recently sold our property using Debra and Smart Real Estate. Debra was nothing but professional throughout the entire process. She communicated well with us and followed through with all actions. The marketing and photos were of a very high standard, and we were very pleased with the result we achieved. We would not hesitate to use Debra again, and would highly recommend Smart Real Estate to anyone who is thinking of selling." - W & J Jamieson*

Phone Debra Hakaraia today  
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Smart Real Estate Limited

