

**5 elizabeth place
ferndale**

POWERED BY
Ownly
REA 2008

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5 elizabeth place ferndale

3 1 2 130m² 680m²

ready to move in!

This delightful property has been renovated by the house-proud vendors to create a gorgeous haven that is now ready for new owners to enjoy.

Featuring three bedrooms plus a compact sleepout which offers the ideal space for a teenage retreat or office. The open plan kitchen and dining has been designed for easy family living, opening out onto the balcony and covered deck that offers a stunning private space for hosting friends and al fresco dining. The spacious lounge has window seats offering the very best seat in the house to curl up with a book and a coffee and soak up the sun. Warmth all year round is ensured with the choice of a wood burner or heat pump to keep you cosy in winter.

Downstairs is the extra-large double garage that is fully insulated to give the option of using this as a rumpus room, or offering more options for storage, and flexibility for vehicles, tools and toys.

The fully fenced, easy care section will keep the kids and pets secure. Close to schools, the hospital and public transport, and just a short drive from town.

Early settlement is possible, so don't delay in securing this as your new home.

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property information

legal

legal description:	LOT 20 DP 9144
council rates:	\$2,744.28
rateable value:	\$395,000
floor area:	130m ²
land area:	680m ²

property

built in:	1980's
bedrooms:	3
bathrooms:	1
lounges:	1
garage/parking:	2 car garaging
cladding:	weatherboard
roofing:	corrugated iron
heating/cooling:	heat pump and wood fire
hot water:	gas
insulation:	underfloor
fencing:	fully fenced
land contour:	flat to sloping
glazing:	single

reports & information

council records, rental appraisal,
property information pack

water and sewage

town water
town sewage

internet available: fibre

chattels

garage door remotes, dishwasher,
blinds and curtains, electric stove,
garden shed, heated towel rail(s), heat
pump, light fittings, rangehood, security
lighting, smoke detector, tv aerial,
tv brackets, woodburner, fixed floor
coverings

chattels not included

n/a

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floor plan



BASEMENT

This plan is for illustrative purposes only

GARAGE

This plan is for illustrative purposes only



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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 **TNH2/1195**

Land Registration District **Taranaki**

Date Issued **26 February 1988**

Prior References

TNC4/1066

Estate Fee Simple

Area 680 square metres more or less

Legal Description Lot 20 Deposited Plan 9144

Registered Owners

Daniel John Nicholson and Giselle Clare Kirwan

Interests

9016890.3 Mortgage to Westpac New Zealand Limited - 2.4.2012 at 9:17 am

testimonials

This was our second time working with Michelle; first as buyers and now as sellers. Michelle is professional, prompt, detail-oriented and excellent with communication. Our house sale fell during lockdown and Michelle worked so hard to ensure that we met our sale timeline and got the price we had hoped for. She exceeded our expectations and we would highly recommend her to others.

– Stu & Jenn

Verified by



Michelle was very pleasant to work with. She was great with working with us with our time line for getting the house ready and helpful with what was the best way to present the house. She was contactable at anytime. Michelle kept us informed every step of the way.

– Gael, Robyn and Lloyd

We couldn't be happier with the way the purchase was completed. Michelle made it very easy for us to purchase our first home. Couldn't recommend Michelle higher

– Ethan & Darcy

about michelle



michelle habib

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What makes me, me? By nature, I'm caring, yet incredibly enthusiastic – I thrive off helping people through each and every stage of planning their exciting life adventures, and love staying involved in their journey.

That's why I fell in love with real estate – it's the perfect way to develop connections with people, who soon become clients, colleagues and friends!

Professionally, I always found myself in the service industry. Prior to joining real estate, I worked in the travel industry as a travel agent. I loved it! Helping people plan trips of a lifetime, quick getaways and their ultimate travel adventures – how could I not!

Today I'm very grateful to be in the real estate industry. It's a constant hive of activity – challenging yet so rewarding. It has become so much more than just a career, but rather a passion. There's something to be said about that feeling you get

when you exceed expectations. I have always run on the concept of underpromising and over-delivering. Whether it was a trip across the globe or a new home, I want the best for my clients.

Over the past 30 years (and counting) of personal experience in buying and selling houses, I've had a part to play in many different aspects of the process. Alongside my husband, we've bought, sold, renovated and built over a dozen homes ourselves. Now, I get the joy of helping you do the same.

Above all, I have the best supporters and home you could ask for! Nestled under the beautiful Mount Taranaki as a born and bred kiwi girl, I am excited to share my passion and experience with this little slice of paradise to deliver your best real estate experience yet. If you don't find me at an open home, you'll find me enjoying the beach or the walkway with my whanau and the dog – I look forward to seeing you there!



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