

# 8 coby sydney drive bell block

POWERED BY  
**Ownly**  
REA 2008



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## 8 coby sydney drive bell block

🏠 3 🛏️ 2 🚗 2 🏠 160m<sup>2</sup> 🌳 404m<sup>2</sup>

### effortless style

Superbly positioned in Bell Block, this immaculate 9 year old home has plenty to offer with its perfect combination of modern style and low maintenance easy-care living.

Thoughtful design has created a versatile yet spacious home with fresh neutral decor throughout and plenty of natural light. The gourmet kitchen showcases stylish cabinetry and benchtops with modern appliances, open plan with the generous living & dining area that opens out onto the deck, creating the perfect space to relax and unwind or entertain your friends and family.

Featuring 3 double bedrooms serviced by a spacious family bathroom with tiled bath and an ensuite off the master bedroom as well as an office/4th bedroom to cater for those working from home. The laundry is located in the double internal access garage, and there is additional off-street parking. Double-glazing, a heat pump and infinity hot water ensures your complete comfort year-round.

Outside is a sun-soaked space designed with minimal maintenance and maximum relaxation in mind. The deck provides the perfect spot to enjoy summer bbq's while children and pets can play on the flat fully fenced backyard.

The location is superb with close proximity to parks, local schools and amenities. Contact me now for more information. Michelle 027 3711420

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## property information

### legal

legal description: LOT 1 DP 523769  
 council rates: \$2,769.25  
 rateable value: \$465,000  
 floor area: 160m<sup>2</sup>  
 land area: 404m<sup>2</sup>

### property

built in: 2012  
 bedrooms: 3  
 bathrooms: 2  
 lounges: 1  
 garage/parking: 2 car garging  
 cladding: brick  
 roofing: coloursteel  
 heating/cooling: heat pump  
 hot water: gas  
 insulation: full  
 fencing: fully fenced  
 land contour: flat  
 glazing: double

### reports & information

council records, rental appraisal,  
 property information pack

### water and sewage

town water  
 town sewage

internet available: fibre

### chattels

garage door opener, blinds,  
 clothesline, dishwasher, electric  
 stove, fixed floor coverings, garden  
 shed, gas hob, heat pump(s), gas  
 hot water system, light fittings,  
 rangehood, smoke detectors, tv  
 aerial, waste disposal.

### chattels not included

n/a

📞 027 371 1420

✉️ michelle@bestmove.co.nz

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# floor plan



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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** 834214  
**Land Registration District** Taranaki  
**Date Issued** 30 August 2018

**Prior References**  
343373

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**Estate** Fee Simple  
**Area** 404 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 523769

**Registered Owners**  
Abdul Sahrn and Nafeeza Sahrn

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**Interests**

6906031.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 14.6.2006 at 9:00 am  
Fencing Covenant in Transfer 7476075.9 - 25.7.2007 at 9:00 am  
Land Covenant in Transfer 7476075.9 - 25.7.2007 at 9:00 am  
10690647.1 Encumbrance to New Plymouth District Council - 2.3.2017 at 1:45 pm  
Appurtenant hereto is a right to drain sewage created by Easement Instrument 11217475.3 - 30.8.2018 at 3:48 pm  
The easements created by Easement Instrument 11217475.3 are subject to Section 243 (a) Resource Management Act 1991

# testimonials

Michelle has been such a pleasure to work with on the sale of our property, it has been the simplest experience. She was able to get our property on the market quickly and made the selling process stress-free. I would highly recommend her to anyone wishing to sell.

– Johanna and Jeff

Michelle has a very calm, professional and personal manner which makes dealing with her very pleasant. Having many friends in the real estate industry I met Michelle when buying a property through her, I liked her approach so much that I decided to list my property with her too, and she did not disappoint.

– Jarred

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Verified by

**ratemyagent**

## about michelle



**michelle habib**

027 371 1420  
michelle@bestmove.co.nz

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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