

18 penrith street
westown



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REAL ESTATE

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 3  1  1  1  150 m²  602 m²

warm and inviting

Located in popular Westown, this 1960's weatherboard home is ideal for first home buyers wanting to enter the property market or for those looking for an investment.

Thanks to the elevated position of this lovely home, you will enjoy all day sun and an abundance of natural light with views out to the local reserve. A highly functional open plan kitchen and dining area creates a lovely space to enjoy family dinners or entertain friends. The open plan dining/living area has access to the balcony adding extra space for people to relax or to enjoy your morning coffee. The family bathroom features modern touches, and accommodation is provided by 3 double bedrooms. A heat pump and good insulation will keep you warm and cosy in winter. Downstairs the basement garage is ideal for not only storing your vehicle, tools and toys, but setting up the table-tennis as well!

The 602sqm (approx.) section is the perfect size, requiring little maintenance yet still boasting plenty of space for growing families and a blank canvas to add your own creative touch. Plenty of off-street parking completes the package. The location is superb being close to the Westown shops, cafes and amenities, the local reserve and Yarrow stadium.

This is a very tidy home, ready for new owners to love. Get in touch today!

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property information

legal

legal description: Lot 89 DP 9223
council rates: \$2,712.41
rateable value: \$365,000
floor area: 150 m²
land area: 602 m²

property

built in: 1960's
bedrooms: 3
bathrooms: 1
lounges: 1
garage: 1
cladding: weatherboard
roofing: corrugated iron
heating/cooling: heat pump
hot water: gas
insulation: ceiling and underfloor
fencing: partial
land contour: sloping
glazing: single
internet: fibre

reports & information

council records, property
information pack, rental
appraisal

water and sewage

town supply

chattels

auto garage door openers (2),
window treatments, clothesline,
electric stove, bathroom
extractor fan, fixed floor
coverings, heat pump, gas hot
water system, light fittings,
smoke detectors (2)

 027 371 1420

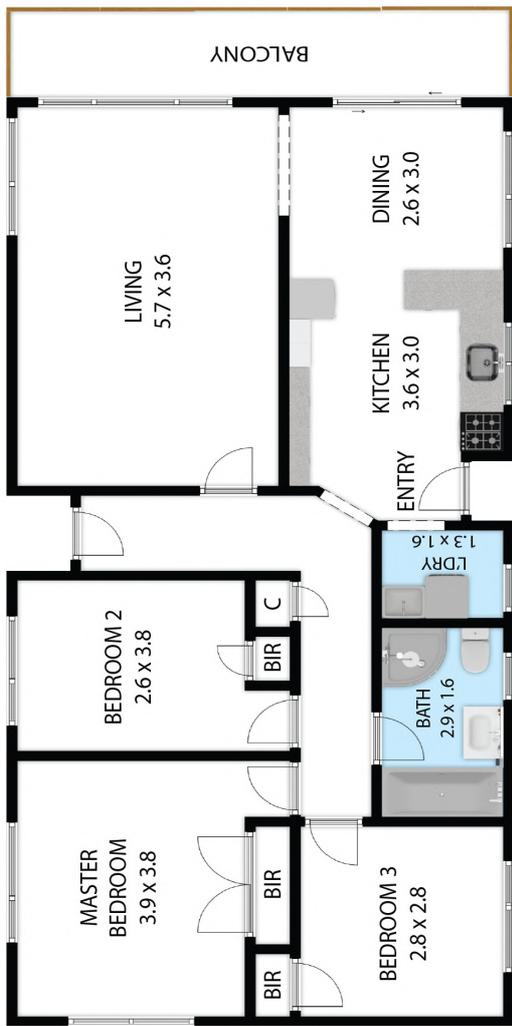
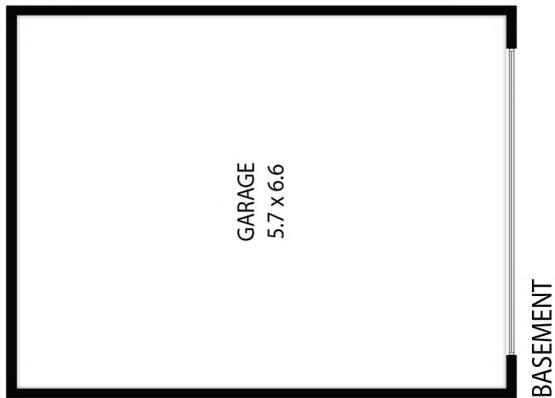
 michelle@bestmove.co.nz

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floor plan



FLOORPLANS
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MCK
PHOTOGRAPHY

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 TNA3/197
Land Registration District Taranaki
Date Issued 29 November 1965

Prior References
TNA1/1253

Estate Fee Simple
Area 602 square metres more or less
Legal Description Lot 89 Deposited Plan 9223

Registered Owners
James George Lawn Coughtrey

Interests
119486 Special Order imposing Building Line Restriction
12149148.3 Mortgage to ANZ Bank New Zealand Limited - 25.6.2021 at 12:34 pm

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testimonials

Her helpful and honest nature is what sets her apart from other agents. Michelle's excellent market knowledge and experience in the industry helped provide the best way forward with the sale process. We are grateful that by taking on board all her advice, she was able to secure a final price that exceeded our expectation. Thank you again.

- Abdul and Nafeeza

Verified by 

Michelle is professional, pleasant and great with communication. It was a pleasure to have her as our agent, thank you so much.

- Giselle & Daniel

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

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about michelle



michelle habib

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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 under-promising and over-delivering. I always seek to deliver the very 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! Living under the beautiful Mount Taranaki, 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 dogs – I look forward to seeing you there!

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