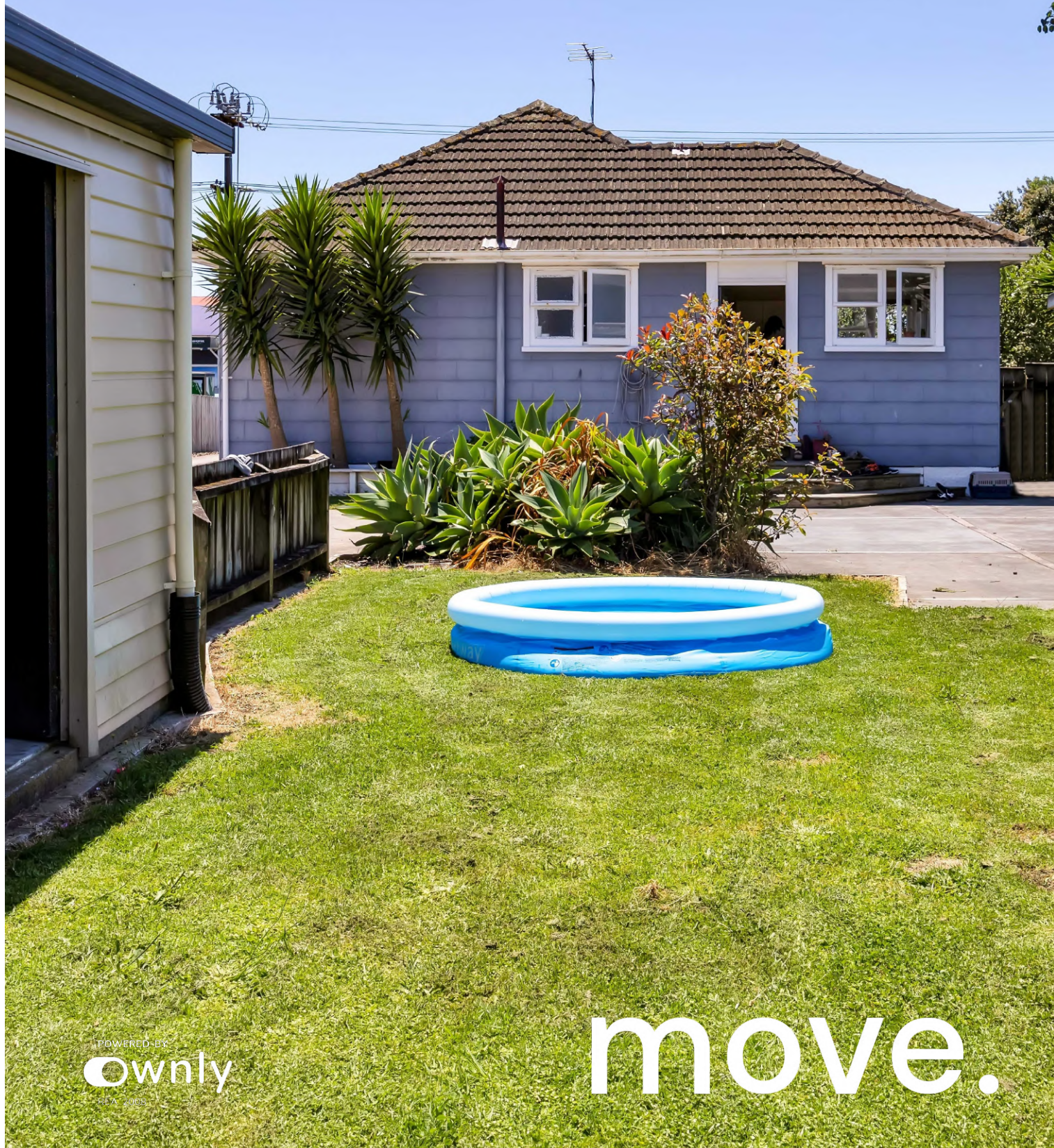


336 carrington street
vogeltown









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336 carrington street vogeltown

 3  1  2  1  120 m²  654 m²

endless possibilities; great location

Located in Vogeltown, this home has plenty of potential and offers a superb opportunity for purchasers looking to buy in a fantastic part of town and add their own personal touch.

There is plenty of versatility here with a large sunny open plan kitchen and dining area with views to the backyard and surrounding gardens. Featuring 3 bedrooms with the master bedroom having an extra sitting room for added space, and a good-sized family bathroom. The generous living area also has a sunroom – an ideal space for kids to play or family to spread out. Two heat pumps and an open fire ensure year-round comfort.

Outside, the large flat section has a fully fenced backyard with an excellent entertaining space for summer bbq's and al fresco dining while the lawn area has a vege patch with potential to add further green thumb creativity should you wish. A separate double garage gives plenty of storage space for vehicles with an abundance of off-street parking completing the appeal.

Everything you need is within walking distance, including the local primary school, supermarket and an assortment of shops and amenities. Pukekura park and town are a short drive away so you will never be far from the action.

Currently tenanted, viewings are strictly limited to open homes, so don't miss out on securing this as your next investment, first home or landbank for future development. Get in touch today!

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property information

legal

legal description: Lot 82 DP 6903
council rates: \$3,109.43
rateable value: \$350,000
floor area: 120 m²
land area: 654 m²

property

built in: 1940's
bedrooms: 3
bathrooms: 1
lounges: 1
garage: 2
cladding: fibre cement
roofing: tile
heating/cooling: heat pumps and fire
hot water: electric
insulation: ceiling and underfloor
fencing: partial
land contour: flat
glazing: single
internet: fibre

reports & information

council records, property
information pack, rental
appraisal

water and sewage

town supply

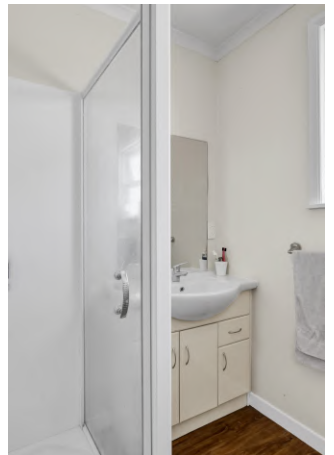
chattels

dishwasher, electric stove,
extractor fan, fixed floor
coverings, heat pumps (2), light
fittings, rangehood, smoke
detectors (2), laundry tub

 027 371 1420

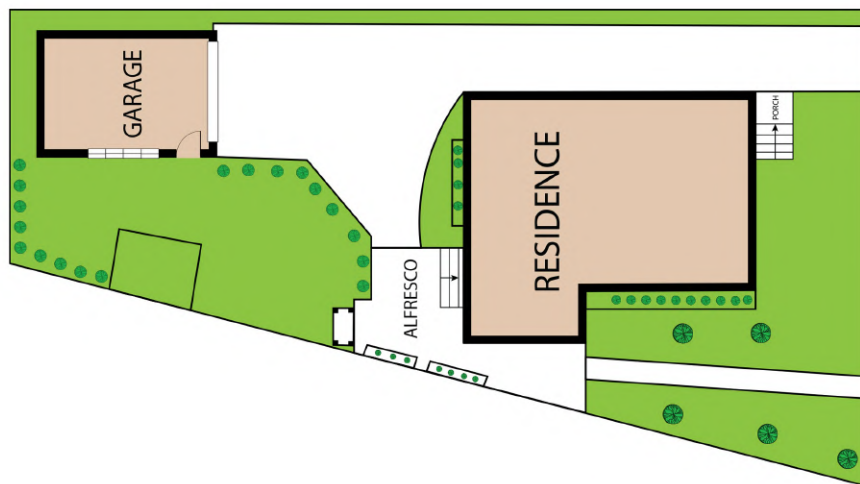
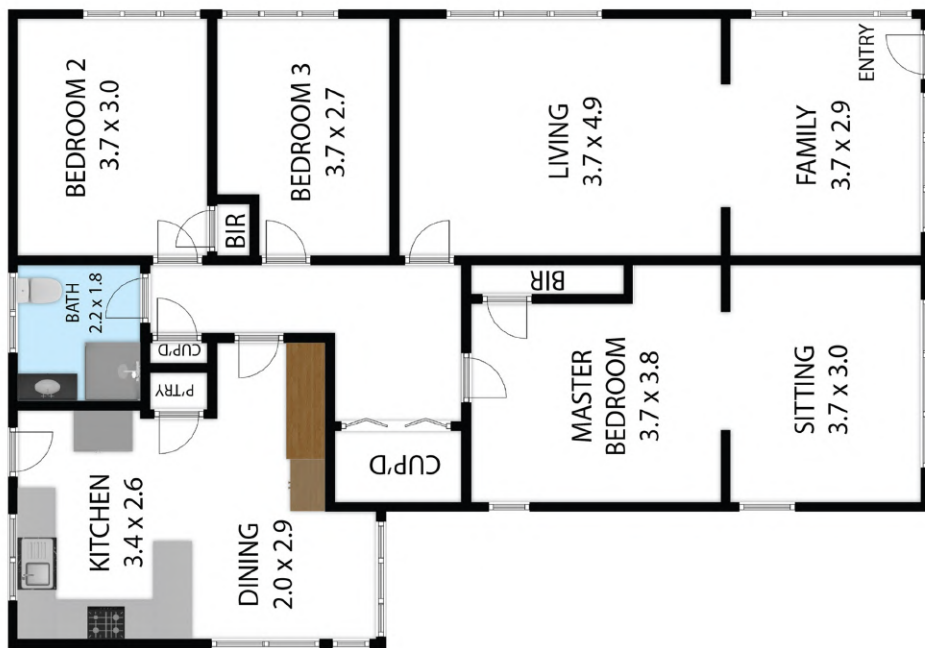
 michelle@bestmove.co.nz

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floor plan



FLOORPLANS
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PHOTOGRAPHY
This plan is for illustrative purposes only

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**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 **TNK1/199**
Land Registration District **Taranaki**
Date Issued 17 August 1994

Prior References
TNB3/759

Estate Fee Simple
Area 654 square metres more or less
Legal Description Lot 82 Deposited Plan 6903

Registered Owners
Bradley Charles Shotter

Interests

Subject to Part IV A Conservation Act 1987
Every mineral existing in its natural condition in the within land is owned by the Crown
Fencing Covenant in Transfer 435006.2 - 27.8.1996 at 9.00 am
10866668.4 Mortgage to ASB Bank Limited - 8.8.2017 at 3:16 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

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 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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