

2 / 83 clawton street
westown





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 2  1  1  1  100 m²

lock-up and leave lifestyle

Have you dreamed of living walking distance to a long list of local amenities, yet having your own bit of peace and quiet?

This tidy and well maintained, 1980's brick unit in popular Westown could be just what you are looking for.

Set back from the main road in a quiet, well settled area it offers two good sized bedrooms, a well appointed bathroom, generous living and a conservatory offering a quiet spot in the sun. Weekends can be spent pottering in your garden or walking to the Cure coffee shop or one of the many green spaces in the area.

Situated right across the road from Westown School, only a few minutes' walk from Yarrow Stadium and the Base Hospital and a short drive from restaurants, take-aways and the Westown shops - the location really can't be beaten.

This low maintenance unit is vacant and ready for you to move in and make it your own.

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property information

legal

legal description:

Flat 2 DP 13441 having 1/6 int in 1951sqm being Lot 1 DP 8078 & Lot 2 DP 8503

council rates: \$2,676.98

rateable value: \$325,000

floor area: 100 m²

property

built in: 1980's

bedrooms: 2

bathrooms: 1

lounges: 1

garage: 1

cladding: brick

roofing: decramastic tile

heating/cooling: heat pumps (2)

hot water: electric

glazing: single

internet: fibre

reports & information

council records, property information pack, title, rental appraisal

water and sewage

town supply

chattels

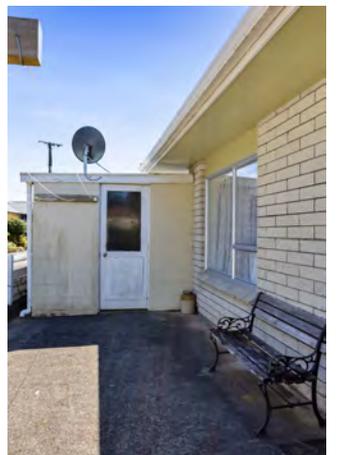
3 x garage door remotes, clothesline, electric stove, garden shed, heat pumps x 2, light fittings

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floor plan



FLOORPLANS
POWERED BY
Mak
PHOTOGRAPHY
This plan is for illustrative purposes only

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




R.W. Muir
Registrar-General
of Land

Identifier TNF2/519
Land Registration District Taranaki
Date Issued 03 June 1981

Prior References

TN245/79 TNF2/518

Estate Fee Simple - 1/6 share
Area 1951 square metres more or less
Legal Description Lot 1 Deposited Plan 8078 and Lot 2
Deposited Plan 8503

Registered Owners

Derek Frank

Estate	Leasehold	Instrument	L 277952.3
		Term	999 years from and including 1.6.1981
Legal Description	Flat 2 Deposited Plan 13441 and Garage B Deposited Plan 13441		

Registered Owners

Derek Frank

Interests

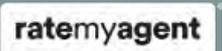
277952.2 Lease of Flat 1 and Garage A DP 13441 Composite CT TNF2/518 issued - 3.6.1981 (Affects Fee Simple)
277952.3 Lease of Flat 2 and Garage B DP 13441 Term 999 years from and including 1.6.1981 Composite CT TNF2/519 issued - 3.6.1981 (Affects Fee Simple)
277952.4 Lease of Flat 3 and Garage C DP 13441 Composite CT TNF2/520 issued - 3.6.1981 (Affects Fee Simple)
277952.5 Lease of Flat 4 and Garage D DP 13441 Composite CT TNF2/521 issued - 3.6.1981 (Affects Fee Simple)
277952.6 Lease of Flat 5 and Garage E DP 13441 Composite CT TNF2/522 issued - 3.6.1981 (Affects Fee Simple)
277952.7 Lease of Flat 6 and Garage F DP 13441 Composite CT TNF2/523 issued - 3.6.1981 (Affects Fee Simple)
8082196.2 Mortgage to TSB Bank Limited - 27.3.2009 at 3:56 pm

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testimonials

This was a no brainer for me, Michelle makes you feel instantly at ease and is very trustworthy. She gave good advice and didn't pressure me. She kept me updated and her expertise ensured the house sold quickly and with no stress!

- Karen

Verified by 

Her helpful and honest nature sets her apart from other agents. Her excellent market knowledge and experience helped provide the best way forward. By taking on board all her advice, she secured a final price for us that exceeded our expectation.

- Abdul and Nafeeza

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

- Giselle & Daniel

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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!

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 exceeding expectations. I have always worked on the concept of under-promising and over-delivering.



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.

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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