

13 cooke farm grove
waiwhakaiho



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ownly
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13 cooke farm grove waiwhakaiho

 4  2  2  2  235 m²  831 m²

flat site, fab design.

A large, family home. A quiet cul-de-sac in a sought-after suburb. Fabulous flow and easy access to an array of amenities. Have we got your attention yet?!

The heart of the home is the large modern kitchen, with bamboo flooring and a walk in pantry, and the living/dining area that flows easily out to the patio. Summer will see the patio well used for BBQ's, brunches and after work wines. Over winter stay warm with insulation, double glazing, and a gas fire. Accommodation is provided by four bedrooms, with two bathrooms safeguarding against morning congestion. Functionality is boosted with the separate lounge and, off the garage, is a rumpus/games room or work from home office. Truly a versatile home catering to any manner of circumstances.

The 831m² section is low maintenance, bathed in sunshine and boasting plenty of space. Adults can relax on the sunny patio and kids can enjoy the backyard. Double, internal access garaging adds further appeal.

The area is eminently popular, and with good reason. The Coastal Walkway, Hickford Park, the Cycleway and the Ngamotu Links Golf Course right on your doorstep, while the proximity to the local schools, public swimming pool, library, café and shops means everything you could wish for is well within reach.

The popular location, the proximity to facilities and the easy-care nature of this very tidy home combine to create a very enticing package indeed! Contact me now for more information.

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property information

legal

legal description: 689991
council rates: \$3,290.61
rateable value: \$680,000
floor area: 235 m²
land area: 831 m²

property

built in: 2015
bedrooms: 4
bathrooms: 2
lounges: 2
garage: 2
cladding: brick
roofing: iron tile
heating/cooling: gas fire in lounge
hot water:
infinity water heating system
insulation: fully insulated
fencing: partially fenced
land contour: flat
glazing: single
internet: fibre

reports & information

see website

water and sewage

mains

chattels

auto garage door opener,
window treatments,
dishwasher, electric oven,
electric cooktop, extractor fan,
fixed floor coverings, heated
towel rail, infinity water heating
system, light fittings, range
hood, smoke detector, waste
disposal, fridge, washing
machine.

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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 689991
Land Registration District Taranaki
Date Issued 28 April 2015

Prior References
678632

Estate Fee Simple
Area 831 square metres more or less
Legal Description Lot 10 Deposited Plan 485464
Registered Owners
Laura Elizabeth Bonner

Interests

10016082.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 28.4.2015 at 5:26 pm
Land Covenant in Easement Instrument 10016082.7 (Limited as to Duration) - 28.4.2015 at 5:26 pm
Fencing Covenant in Transfer 10064323.2 - 21.5.2015 at 1:07 pm
10097795.1 Mortgage to ANZ Bank New Zealand Limited - 26.6.2015 at 9:17 am

testimonials

We bought a house while we were locked down with covid and couldn't get out to view. Darrell was awesome taking many calls from us and was so obliging and helpful. Handover was a breeze and we are so thankful and very happy with our purchase! Thankyou Darrell for helping us get to Taranaki, A1 SERVICE!

- Donna

Verified by

ratemyagent

Darrell is a personable, professional and has a very sound approach to his real estate position. He has a good focus and is results orientated. Well done Darrell.

- Eddie and Celia

It was one hell of an experience not only to sell a house but to be part of Darrell's new and exciting business venture. Darrell listened to all our requirements and went about marketing our house with energy and professionalism. His brief was to sell the house. That is what he is very good at.

- Roger and Paula

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about darrell



darrell paterson

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Buying or selling a home is a huge and exciting moment for you and your whānau, but it's often littered with feelings of overwhelm around diving into the unknown! As an award-winning real estate agent, who prides myself on having purpose, mana, and a cool and calm approach to the real estate game, I help ease my clients through the stress of this new life chapter.

With over six years' industry experience, following a successful career in managerial roles including being regional manager for Fonterra, I thrive off delivering service that's open in communication, puts people first, and gets the job done right. Some will say I live for the hustle!


While I'm genuinely interested in helping my clients get from where they are to where they want to go, a massive part of my success is the A-team standing beside me, which includes executives, marketers and videographers who help ensure my clients are forever offered the best service and exposure.

I'm proud as punch to be recognised locally and nationally for my solid work ethic, top-notch service, and friendly manner, which resulted in me winning the 2021 titles of #1 Agent in Taranaki and #5 Agent in Aotearoa by Rate My Agent - an independent reviewing website for the real estate industry.

In my spare time, you'll find me visiting my three children in Christchurch where they're attending university, staying in shape with early morning rowing sessions, or getting my toes sandy on East End beach as part of our local Surf Life Saving Club. My family and I have a great love for our community in Strandon, and you'll often find me enjoying kai at one of the local eateries or a glass of vino at our favourite wine bar.

If you're keen to dip a toe into the market - whether it's buying or selling - let's catch up over a hot chocolate or a beer to chat about the best way I can help you.

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