

13 tuahu place
waitara



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3
 1
 1
 1
 110 m²
 702 m²

the full package

This property has been home to one family since it was built 36 years ago and now it is ready for new owners to love. You will find this spacious 3 bedroom family home located in a quiet cul-de-sac, boasting beautiful, manicured gardens and outdoor entertaining spaces that you will love during the summer time. The mature trees provide shade during the heat of the day and a gorgeous place to entertain in the evening. Enjoy the peace and warmth of the conservatory where you can sit and enjoy your morning coffee or tea or curl up with a book in front of the fire in the lounge in the evenings. An HRV system ensures the home is warm and dry all year round.

The open plan living areas feature vaulted ceilings, creating a sense of space and amplifying the natural light that streams in through the large windows and ranch slider. The study or kids' playroom is tucked away on a mezzanine floor – plenty of options for what to use this area for.

You will love cooking in the kitchen with its wooden breakfast nook, country feel and view through the sunroom and out towards the garden. This is a place where meals will be shared with friends and family and memories made.

Three double bedrooms are complemented by a beautifully renovated family bathroom with a tiled shower and underfloor heating. A separate toilet and laundry offer functionality for busy homes.

A single lock-up garage and garden shed offer secure parking and additional storage space in the garage.

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property information

legal

legal description: LOT 68 DP 13559
council rates: \$2,552.80
rateable value: \$345,000
floor area: 110 m²
land area: 702 m²

property

built in: 1984
bedrooms: 3
bathrooms: 1
lounges: 1
garage: 1
cladding: brick & weatherboard
roofing: corrugated iron
heating/cooling: woodburner & HRV
hot water: gas infinity
insulation: full
fencing: partial
land contour: flat
glazing: single
internet: fibre

reports & information

council records, property
information pack, rental
appraisal

water and sewage

town supply

chattels

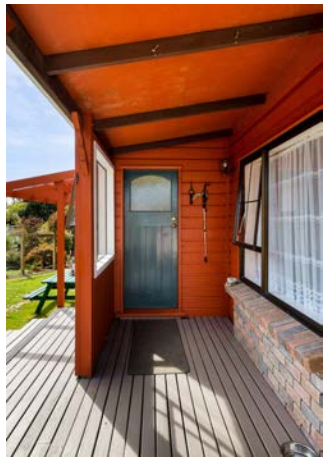
auto garage door openers (2),
blinds and curtains, dishwasher,
electric oven, gas cooktop,
extractor fan, fixed floor
coverings, garden shed, gas hot
water system, light fittings,
rangehood, hrv system

📞 027 371 1420

✉️ michelle@bestmove.co.nz

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floor plan

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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 **TNF2/1181**
Land Registration District **Taranaki**
Date Issued 07 October 1981

Prior References
TNA1/1180

Estate Fee Simple
Area 702 square metres more or less
Legal Description Lot 68 Deposited Plan 13559

Registered Owners
Gavin John Fabish and Judith Ann Fabish

Interests

Subject to a right (in gross) to drain sewage over part shown E-D on DP 13559 in favour of the Waitara Borough Council created by Transfer 282483.3 - 7.10.1981 at 10.37 am

The easements created by Transfer 282483.3 are subject to Section 309 (1) (a) Local Government Act 1974

420305.3 Mortgage to TSB Bank Limited - 13.4.1995 at 9.00 am

7828598.1 Variation of Mortgage 420305.3 - 27.5.2008 at 9:00 am

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testimonials

Having reviewed a few proposals your one was by far the most professional. Your actions up to finalising the sale were very professional and you kept us up to date so well even when there was the 3 of us to inform. Loved working with you!

– Kerry

Verified by

ratemyagent

Our experience in buying a house through Michelle couldn't have been easier. She was professional from start to finish, always quick to get back to us with answers. We would definitely contact Michelle for our next real estate venture.

– Sandra & David Norton

Michelle was great and really helped to achieve a sale. She was very approachable and friendly and we would recommend her to anyone looking for a real estate agent.

– Ian & Kim

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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!

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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