







92 belt road  
city centre





## 92 belt road city centre

 4 
  2 
  1 
  1 
  150 m<sup>2</sup>
 809 m<sup>2</sup>

## light-filled and delightful

The classic features of the home have been carefully maintained, with well-proportioned rooms giving it a real sense of warmth and sophistication. Tasteful updates have added true class to this four-bedroom home. The gorgeous kitchen in open plan design with the dining room and the flow through to the covered front patio sets the scene for the perfect mealtime experience. At the opposite end of the house is the spacious living room opening out to the generous rear, sun drenched deck. The stylish bathroom and ensuite add a touch of luxury with a clean black and white colour selection. Other modern creature comforts include the central heating, double glazing, and insulation throughout, helping you stay warm and cozy regardless of the weather outside.

Outside, the fully-fenced grounds are a true delight and captures an authentic flow between inside and out, with a covered patio at the front, a second covered patio at the entrance, and a large sunny deck at the back of the house off the living room. This large deck is the perfect spot to host summertime barbies. The grounds are sheltered with established mature trees and lawns. At the back of the section is a tucked away garden plus glass house that will warm the hearts of those who love to potter about! A single plus half garage, plus extra off street parking, completes the appeal.

There's a lot to love here! Families will be drawn to the great location and the proximity to quality schools, while older purchasers with green thumbs will be attracted to the garden and the abundance of nearby features.

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## property information

### legal

legal description: freehold  
council rates: \$3,685.42  
rateable value: \$540,000  
floor area: 150 m<sup>2</sup>  
land area: 809 m<sup>2</sup>

### property

built in: 1950's  
bedrooms: 4  
bathrooms: 2  
lounges: 1  
garage: 1  
cladding: weatherboard  
roofing: coloursteel, tile  
heating/cooling: central gas heating  
hot water: infinity  
insulation: ceiling, underfloor, walls excluding two middle bedrooms  
fencing: fully  
land contour: flat  
glazing: double  
internet: fibre

### reports & information

see move. website

### water and sewage mains

### chattels

auto garage door opener and two remotes, window treatments, dishwasher, electric oven, electric cooktop, one bathroom extractor fan, fixed floor coverings, one heated towel rail, infinity water heating system, light fittings, rangehood, waste disposal, central gas heating, bbq table and eight chairs

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floor plan

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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** **TN167/33**  
**Land Registration District** **Taranaki**  
**Date Issued** 20 February 1951  
**Prior References**  
TN123/35

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**Estate** Fee Simple  
**Area** 809 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 6798  
**Registered Owners**  
Ashley Wayne Ansley as to a 1/2 share  
Adrienne Joan Ansley as to a 1/2 share

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**Interests**

Subject to a right (in gross) to batter and to deposit earth or spoil on part of the within land in favour of The New Plymouth City Council created by Transfer 83885  
Fencing Agreement in Transfer 84047 - 20.2.1951  
5689922.4 Mortgage to Dorothy Lorraine Yateman, South Taranaki Trustees Limited and William Alexander Yateman - 12.8.2003 at 9:00 am  
12014551.5 Mortgage to TSB Bank Limited - 19.2.2021 at 11:45 am  
12014551.6 Mortgage Priority Instrument making Mortgage 12014551.5 first priority and Mortgage 5689922.4 second priority - 19.2.2021 at 11:45 am

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# testimonials

Darrell recently sold our house. He is so easy to work with, provides good honest advice and is an excellent communicator. We choose him because he was so good to deal with when we brought a house a wee while ago.

– Felicity & Kenny (Vendor)

Verified by

**ratemyagent**

Darrell made the whole process of selling our home very stress free. He is easy to reach, punctual and well presented. We had a couple of minor hiccups along the way that were out of Darrell's control, but he was always very reassuring and ended up getting us a great result. If we are ever in need of a real estate agent in the future, Darrell will be the first person we call.

– Kurt (Vendor)

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## about darrell



**darrell paterson**

027 493 7134

darrell@bestmove.co.nz

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.

# move.



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