

464 south road  
omata







## 464 south road omata

3  
 1  
 2  
 1  
 110 m<sup>2</sup>  
 809 m<sup>2</sup>

## opportunity knocks!

Situated on a flat, fully fenced 809sqm section, just a few minutes' drive to either Paritutu or Tapuae Beach, restaurants and shops and a short walk to Omata School...this home has so much to offer!

There is plenty of opportunity to develop the home further in the future, with three generous double bedrooms, sunny lounge and spacious bathroom along with a separate laundry.

The open plan kitchen / dining area has a sunny nook where you can curl up with your favourite book and the wood burner in the lounge ensures a cosy atmosphere during the colder months.

This really is the good life right here, with a large deck off the dining area offering great options for entertaining family and friends in warmer weather, while watching kids and pets play in the backyard. Rope swing, trampoline and chicken coop makes this an incredible property for young kids, while the raised vege beds and fruit trees offer those wanting to eat what they grow, a beautiful start.

To round it all off, there is an extra large double garage with plenty of space to set up a workshop if desired.

This is a fantastic opportunity!

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## property information

### legal

council rates: \$1,615.58  
rateable value: \$285,000  
floor area: 110 m<sup>2</sup>  
land area: 809 m<sup>2</sup>

### property

built in: 1950's  
bedrooms: 3  
bathrooms: 1  
lounges: 1  
garage: 2  
cladding: hardi-board  
roofing: corrugated iron  
hot water: electric

### reports & information

property information pack

### water and sewage

tank water & septic tank

### chattels

window treatments,  
dishwasher, electric stove, fixed  
floor coverings, light fittings,  
smoke detectors x 2, TV  
bracket, chicken coop,  
bedroom heater

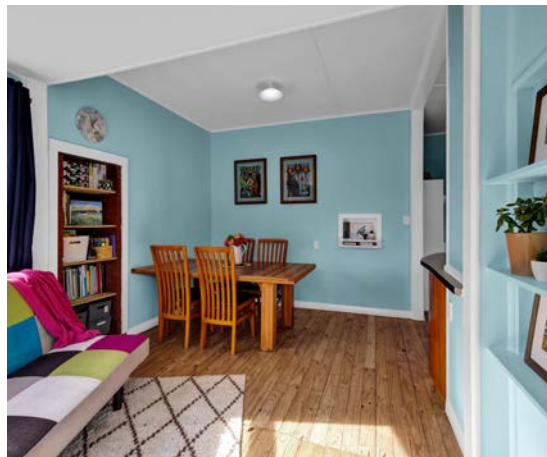
📞 027 371 1420

✉️ [michelle@bestmove.co.nz](mailto:michelle@bestmove.co.nz)

🌐 [bestmove.co.nz](http://bestmove.co.nz)



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floor plan

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This plan is for illustrative purposes only



**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** **TN174/24**  
**Land Registration District** **Taranaki**  
**Date Issued** 11 July 1952

**Prior References**  
TN169/147

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**Estate** Fee Simple  
**Area** 809 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 7111  
**Registered Owners**  
Joshua Michael Flinn and Hannah Megan Flinn

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**Interests**  
Fencing Agreement in Transfer 87223 - 11.7.1952  
171536 Certificate declaring Sate Highway 45 adjoining the within land to be a Limited Access Road - 26.9.1969 at 10.22  
am  
11799447.3 Mortgage to ASB Bank Limited - 5.8.2020 at 2:39 pm

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# testimonials

Michelle offered us a guiding hand throughout the process and was always only a call away. She is honest, reliable, trustworthy, experienced and most importantly of all enthusiastic! We would absolutely recommend her to anyone buying or selling.

– Stephanie & Anthony

Verified by

**ratemyagent**

Michelle has been great to deal with, keeping us informed every step of the way by getting back to us promptly and very approachable when we had questions. Great first home purchase experience thank you!

– Ash & Ashleigh

Michelle was very helpful and patient with us as we navigated purchasing our first home. It never felt like we were getting pressured to do anything which was great for our nerves.

– Glen & Karolina

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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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