

8 pipitea place
whalers gate





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 3  2  2  2  218 m²  748 m²

private, peaceful, pristine paradise

Located in sought-after Whalers Gate, this spacious home is ideal for small families and active downsizers, with great schools, popular parks and quality amenities all within easy reach.

The modern kitchen has a large central island, gas cooking, a double oven and loads of storage. This is a social communal kitchen and flows out to the covered patio. There are two living rooms which offer flexibility and functionality and the sunny and warm home is complimented by double glazing, insulation and a cosy gas fire. There are three good-sized bedrooms and two bathrooms, including an ensuite off the master. The master bedroom also has a walk-in wardrobe.

Manicured grounds and established gardens create an idyllic setting for alfresco entertaining, with the peace and tranquility of the location providing a welcome respite from the rigors of modern life. Easy-care in nature, the landscaped section was conceived to minimise upkeep and maximise leisure time, while the double, internal access garage contributes further practicality.

While the home itself is thoroughly enticing it's the location that will stand out for many. A host of parks and reserves provide an abundance of recreational opportunities, while the proximity to popular schools, caters to every educational need.

Pristine grounds, peaceful ambience – There's a lot to love here!

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property information

legal

legal description: freehold
council rates: \$3,278.13
rateable value: \$645,000
floor area: 218 m²
land area: 748 m²

property

built in: 2013
bedrooms: 3
bathrooms: 2
lounges: 2
garage: 2
cladding: monolithic, linear weatherboard
roofing: coloursteel
heating/cooling: gas, fire
hot water: infinity
insulation: external walls, ceiling, garage
fencing: fully
land contour: flat
glazing: double (excluding back door)
internet: fibre

reports & information

see move. website

water and sewage

mains

chattels

auto garage door 1 and remotes
2, window treatments,
dishwasher, electric double
oven, gas cooktop, extractor fan
2 bathroom, garden shed,
infinity water heating system,
light fittings, rangehood, tv & tv
brackets, wall mounted gas
heater, wall mounted speakers
2, outdoor furniture and
cushions, 2 x 3 seater lounge
suite

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✉️ darrell@bestmove.co.nz

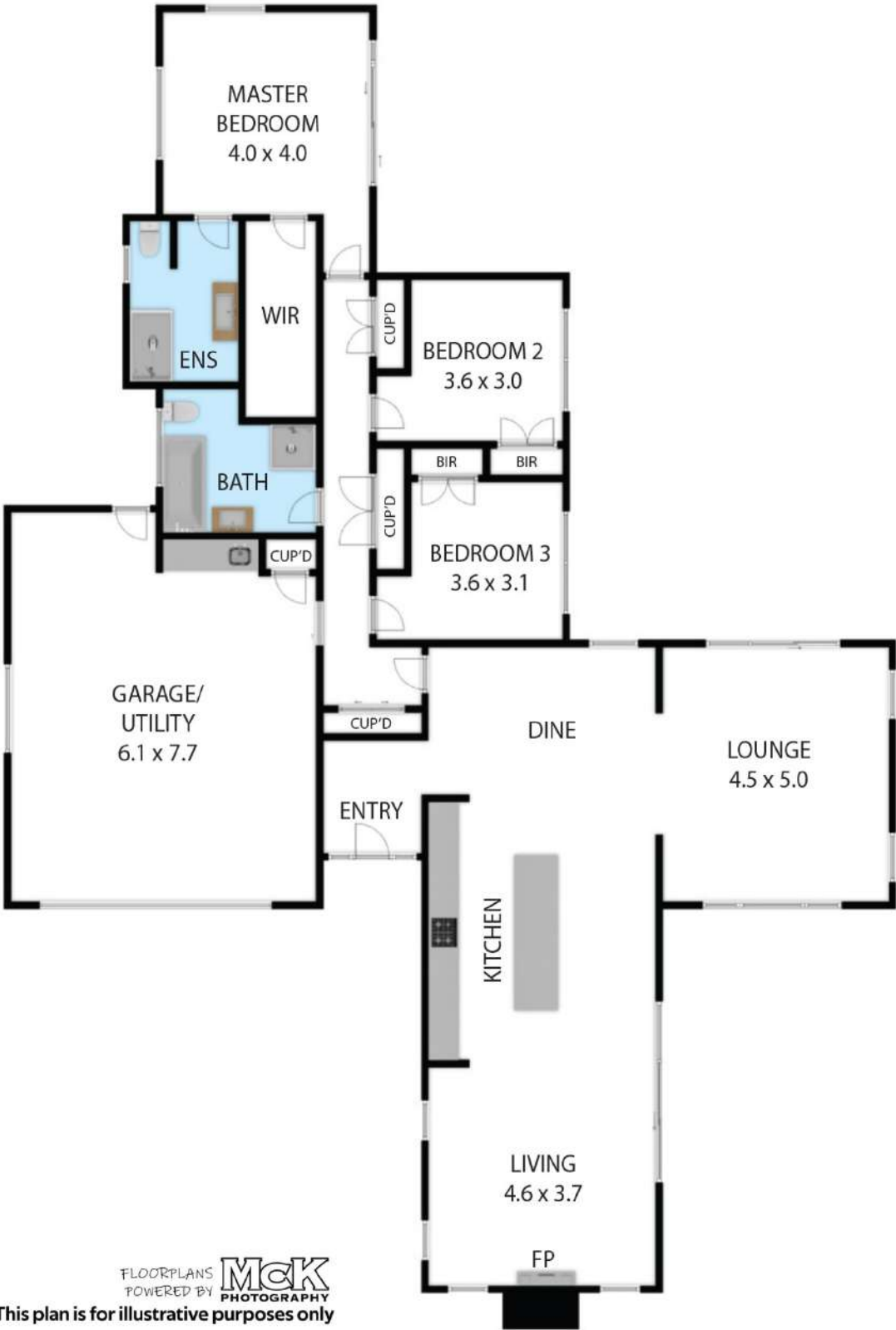
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floor plan

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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 590921
Land Registration District Taranaki
Date Issued 31 October 2012
Prior References
557256

Estate Fee Simple
Area 748 square metres more or less
Legal Description Lot 5 Deposited Plan 456743
Registered Owners
Gerald Douglas Coates and Gail Patricia Coates

Interests

Land Covenant in Easement Instrument 6629513.4 - 1.11.2005 at 9:00 am
9223004.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 31.10.2012 at 3:42 pm
Fencing Covenant in Easement Instrument 9223004.8 - 31.10.2012 at 3:42 pm
Subject to Section 6 (2) Fencing Act 1978
Land Covenant in Easement Instrument 9223004.8 - 31.10.2012 at 3:42 pm
Land Covenant in Easement Instrument 9223004.10 - 31.10.2012 at 3:42 pm
Fencing Covenant in Easement Instrument 9223004.10 - 31.10.2012 at 3:42 pm

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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

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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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