





# **26c nevada drive** merrilands



# entry to merrilands.

Nestled amongst the treetops you will find this warm & cosy 3 bedroom home tucked down a shared driveway with great privacy and plenty of potential for those looking for a home to add value to! First home buyers be quick, this is a great opportunity to secure a home in a desirable location, with Merrilands shops, highly sought-after schools and popular pubs within walking distance.

The stunning bathroom has been beautifully renovated and is modern and functional with a tiled shower and quality fittings. Add value to this home by continuing the renovations that have been done by the current owner and reap the benefits in the future.

A large conservatory provides a great space for relaxing with a book and the patio offers the perfect spot to have your coffee. Double glazing in the majority of the house, underfloor heating in the bathroom, full insulation and a gas fire combine to create a haven full of comfort no matter the time of year.

Whether you are looking to nest or invest, it always comes down to location. Easy access to town, zoned for Highlands School and with potential to enhance with your own updates, this property represents fantastic buying, and is a dream find for those looking to get into a great area.

Contact me today to view - this home is available for early settlement. Call Michelle on 027 3711 420.



# MONE.

# property information

legal

legal description: freehold council rates: \$3,286.80 rateable value: \$440,000

floor area: 96 m<sup>2</sup> land area: 555 m<sup>2</sup>

property

built in: 1980's bedrooms: 3 bathrooms: 1 lounges: 1

garage: 1

cladding: hardiplank roofing: corrugated iron

heating/cooling: gas fire hot water: infinity gas

insulation: ceiling, underfloor

fencing: partial land contour: steep

glazing:

double glazed (apart from two windows

in lounge)

internet: fibre

reports & information

council file, property info pack and title

water and sewage

town water & sewage

chattels

automatic door opener, 2 remotes, window treatments, clothesline, dishwasher, gas oven, extractor fan in bathroom, fixed floor coverings, heated towel rail, infinity hot water system, light fittings, rangehood, smoke detectors

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# floor plan











# 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-Genera

IdentifierTNH1/642Land Registration DistrictTaranakiDate Issued20 May 1986

Prior References TNB4/558

Estate Fee Simple

Area 555 square metres more or less
Legal Description Lot 1 Deposited Plan 15452

Registered Owners
Rachel Lorraine Wilson

### Interests

Subject to a right (in gross) to convey stormwater over part shown broken black L-M on DP 10143 in favour of the New Plymouth City Council created by Transfer 175160

The easements created by Transfer 175160 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

Appurtenant hereto is a right to drain sewage specified in Easement Certificate 176664

Subject to a right to drain sewage over part shown broken yellow on DP 10143 specified in Easement Certificate 176664

The easements specified in Easement Certificate 176664 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

331174.2 Resolution imposing Building Line Restriction - 20.5.1986 at 10.40 am

Subject to a right of way and a right to drain sewage over part shown A on DP 15452 specified in Easement Certificate 331174.5 - 20.5.1986 at 10.40 am

Appurtenant hereto is a right of way and a right to convey water, and telephonic communications, gas and electricity rights specified in Easement Certificate 331174.5 - 20.5.1986 at 10.40 am

The easements specified in Easement Certificate 331174.5 are subject to Section 309 (1) (a) Local Government Act 1974

7199704.2 Mortgage to Westpac New Zealand Limited - 26.1.2007 at 12:44 pm

11608705.1 Variation of Mortgage 7199704.2 - 19.11.2019 at 4:30 pm

BOVO

## 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



## 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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