

11 cooke farm grove  
waiwhakaiho







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 4 
  2 
  2 
  2 
  221 m<sup>2</sup>
 851 m<sup>2</sup>

## location for life

Families craving space will be attracted to this expansive home – situated on a safe and secure street close to handy amenities.

Ease, flow, sunlight and space. The open plan kitchen, lounge and dining area combines these elements effortlessly. Easy flow from the stylish kitchen, to the dining, and outside to the covered patio, which will be perfect for summer dining with friends and family. Kitchen space is extended with the butlers pantry with its own sink and loads of shelves. A handy study nook next to the kitchen and a separate lounge provides further functionality. The master bedroom opens directly outside to a patio and has an ensuite and walk in wardrobe. Completing the indoor features are the three additional bedrooms (four total), a bathroom, wash up area, and separate toilet. The double internal access garage links into the house through the separate laundry.

Those gorgeous lawns are striking, easy care plantings are designed to minimise upkeep and maximise leisure time, with private, sun-soaked outdoor entertaining areas providing the perfect spot to unwind with family and friends. Add the finishing touch to your gin and tonic with the fruiting lemon tree.

This delightful home – which represents the perfect balance of comfort and convenience – is sure to attract a lot of attention. Contact me today for further details.

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## property information

### legal

legal description: freehold  
council rates: \$3,294.18  
rateable value: \$690,000  
floor area: 221 m<sup>2</sup>  
land area: 851 m<sup>2</sup>

### property

built in: 2017  
bedrooms: 4  
bathrooms: 2  
lounges: 2  
garage: 2  
cladding: brick  
roofing: colour steel tile  
heating/cooling: heat pump, panel heater, insulation  
hot water: infinity  
insulation: walls, ceiling, garage and garage door  
fencing: fully  
land contour: flat  
glazing: double  
internet: fibre

### water and sewage mains

### chattels

panel heater in hallway,  
autogarage door and two  
remotes, window treatments,  
clothesline, dishwasher, electric  
oven, electric cooktop, two  
bathroom extractor fans, fixed  
floor coverings, garden shed,  
two heated towel rails, one  
heat pump and one remote,  
infinity water heating system,  
light fittings, range hood,  
unmonitored security system,  
three smoke detectors, tv  
brackets

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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



**Identifier** 689989  
**Land Registration District** Taranaki  
**Date Issued** 28 April 2015  
**Prior References**  
678632

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**Estate** Fee Simple  
**Area** 851 square metres more or less  
**Legal Description** Lot 7 Deposited Plan 485464  
**Registered Owners**  
Wayne Harris Jury and Linda Mary Jury

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**Interests**  
10016082.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 28.4.2015 at 5:26 pm  
Land Covenant in Easement Instrument 10016082.7 (Limited as to Duration) - 28.4.2015 at 5:26 pm  
Fencing Covenant in Transfer 10221592.2 - 16.10.2015 at 1:46 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 Darrells 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.

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