

An aerial photograph of a coastal town. In the foreground, there are several houses with green roofs and lush greenery. A winding road cuts through the middle of the town. In the background, a sandy beach meets the ocean, with a bay and distant hills visible under a clear sky.

11 te rangi hiroa place  
urenui

ownly  
LICENSED REAA 2008

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## 11 te rangi hiroa place urenui

2  
 1  
 1  
 60 m<sup>2</sup>  
 990 m<sup>2</sup>

### build it, bank it or bowl it.

Step out the busy and into the chill in your Urenui two bedroom summer bach on a flat freehold section. Just 30 minutes from New Plymouth, this microclimate will refresh and reset you ready for the future. Enjoy summer here (plenty of room for tents on the back yard too) and then use winter to revamp.

Built in the 1970's the simple layout has open plan kitchen, dining and living, two bedrooms and a basic bathroom, plus a separate laundry. The fireplace easily heats the entire home. Yes, it does need some work and a refresh to become a home for small families or couples, a rental property, air B&B or potentially a landbanking opportunity for future plans.

At 990 sqm the flat section is just under a quarter acre and could be a great site for a new build, while living in the current home to off set costs. A lot of spots in Urenui are leasehold but not this one. The freehold title is a big draw card here.

You can find natural beauty and a laid back lifestyle in Urenui. Get outside and discover the bush walks, swimming spots, get in some fishing or kayaking, and chip around the nine hole golf course. You can nip to Mud Bay Café for a coffee, then top up supplies at the handy beach camp store, let the kids roam in the local playground, then finish out the day with some takeaway fish and chips down at the beach.

This one you have to see for yourself so give me a call and let's get U to Urenui

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## property information

### legal

legal description: freehold  
council rates: \$1,858.21  
rateable value: \$330,000  
floor area: 60 m<sup>2</sup>  
land area: 990 m<sup>2</sup>

### property

built in: 1970'S  
bedrooms: 2  
bathrooms: 1  
lounges: 1  
cladding: Fibrelite Weatherboard  
roofing: Decramastic  
hot water: cylinder, electric  
land contour: flat  
glazing: single

### water and sewage mains

### chattels

window treatments, electric  
oven, electric stove, fixed floor  
coverings, garden shed, light  
fittings

📞 027 493 7134

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

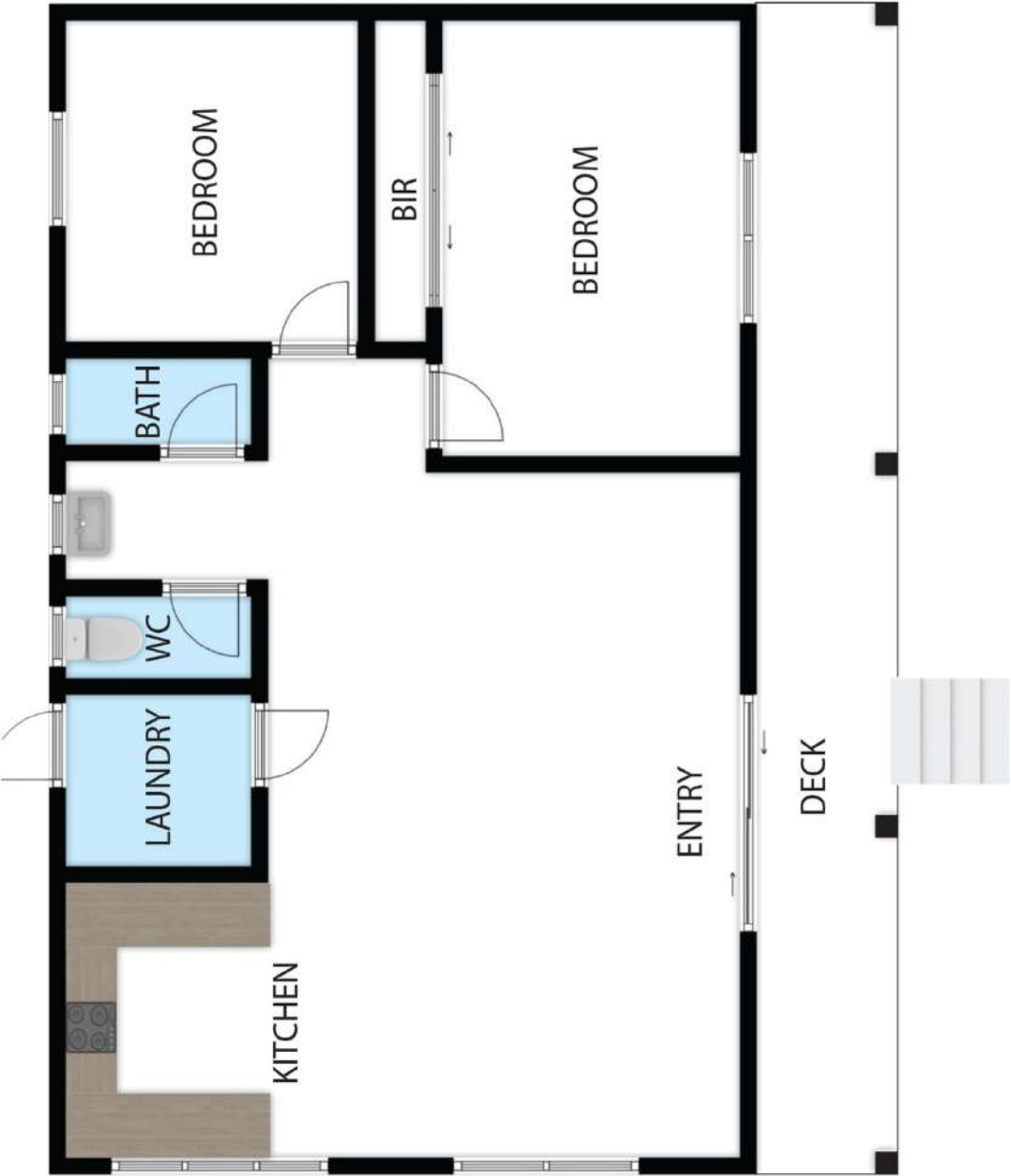
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floor plan



This plan is for illustrative purposes only

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**RECORD OF TITLE**  
**UNDER LAND TRANSFER ACT 2017**  
**FREEHOLD**  
Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017



**Identifier** **TNK1/708**  
**Land Registration District** **Taranaki**  
**Date Issued** 28 May 1996  
  
**Prior References**  
TNH1/1114 TNH1/1115

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**Estate** Fee Simple  
**Area** 990 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 18440  
**Registered Owners**  
Donald Stephen Trevurza and Daphne Gwynneth Trevurza

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**Interests**  
335006.1 Resolution imposing Building Line Restriction  
Subject to Section 59 Land Act 1948  
Subject to Section 8 Coal Mines Amendment Act 1950  
6052163.3 Mortgage to TSB Bank Limited - 23.6.2004 at 9:00 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 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.

# move.



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