

66 manu crescent
vogeltown





66 manu crescent vogeltown

3
 1
 1
 1
 130 m²
 603 m²

paint, paper and prosper!

Positioned in the heart of a quiet community, this classic 1970s home offers quick access to local schools and shops. While eager for some TLC, this offering is as versatile as they come with potential both as a family home or an investment property.

Just in the front door is the kitchen and dining. Plenty of bench space for the chef to focus, plus a study nook and some overhead storage, as well as a skylight of additional natural light. The spacious lounge flows directly outside to a sunny patio, great for catching up with friends. There are three bedrooms, a separate bathroom and toilet and the dedicated laundry room increases functionality.

The backyard is private, with room for the kids or pets to roam about, and the lemon tree is bountiful. A little overgrown and currently a bit of a blank slate, this outdoor space has plenty of potential – it just needs your imagination and effort. A bonus here is the separate workshop for you to utilize as storage, a workshop, or reinvent to a gym or anything you can think of really.

Restore or rent out this lovely home is looking for an energy injection to refresh and will appeal to clever buyers with an eye for potential. The current owners are keen to move on and immediate possession is available. Contact me now for more info and let's get you home for Christmas.

move.



move.

property information

legal

legal description: freehold
council rates: \$2,882.05
rateable value: \$425,000
floor area: 130 m²
land area: 603 m²

property

built in: 1970's
bedrooms: 3
bathrooms: 1
lounges: 1
garage: 1
cladding: brick, fibrelite
roofing: iron
heating/cooling: dvs air circulation
hot water: electric
insulation: ceiling
fencing: partial
land contour: flat
internet: available

water and sewage mains

chattels

auto garage door opener and
two remotes, window
treatments, electric oven,
electric cooktop, fixed floor
coverings, two gardens sheds,
light fittings, range hood, DVS air
circulation

chattels not included

gas fire in living room does not
operate. gas mains to property,
however gas has been
disconnected.

📞 027 493 7134

✉️ darrell@bestmove.co.nz

🌐 bestmove.co.nz

move.



floor plan



This plan is for illustrative purposes only

FLOORPLANS
POWERED BY **McK**
PHOTOGRAPHY

move.



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



Identifier TND3/339
Land Registration District Taranaki
Date Issued 21 November 1975
Prior References
TNA2/1136

Estate Fee Simple
Area 603 square metres more or less
Legal Description Lot 42 Deposited Plan 11577
Registered Owners
David John Blyth

Interests
Subject to Section 206 Land Act 1924
Subject to Section 8 Coal Mines Amendment Act 1950
Subject to a right (in gross) to convey sewerage over part in favour of The New Plymouth City Council created by Transfer 227415.3 - 21.11.1975
The easements created by Transfer 227415.3 are subject to Section 37 (1) (a) Counties Amendment Act 1961
227416.1 Resolution imposing Building Line Restriction
Subject to a right to dispose sewerage over part marked G to F on DP 11577 specified in Easement Certificate 227420 - 21.11.1975 at 12.03 pm
The easements specified in Easement Certificate 227420 are subject to Section 37 (1) (a) Counties Amendment Act 1961
Land Covenant in Transfer 228577.1 - 21.1.1976 at 10.53 am

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



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)

move.

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.



027 493 7134



darrell@bestmove.co.nz



bestmove.co.nz