






1 / 273 mangorei road
merrilands



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 2  1  1  1  120 m²

it's your lucky day!

This lock and leave home would be fantastic for downsizers, busy professional couples or those looking to establish themselves on the property ladder.

The 120m² home features two comfortable bedrooms with built in wardrobes, a full bathroom with a separate toilet, plus additional toilet in the garage space. A heat pump guarantees year-round comfort.

Entertain guests with the open plan kitchen, dining and lounge. The flow of this property is brilliant, as everything is well connected to provide ease, comfort and security. Want to watch the world go by? Sit back and relax in the bay window areas and enjoy the great sunsets and activity of the Merrilands community. Functionality is maximized with a linen cupboard and the laundry in the internal access garage, with big additional off-street parking available.

Keeping with the easy-care trend is the large patio off the lounge, fantastic secure, quiet spot for the BBQ and the sunsets. A flat lawn, a flower bed for color and some established trees are on offer for those who love to potter without necessitating endless hours of maintenance, plus a sturdy garden shed to store your tools. Location? Superb! An easy walk to the Merrilands shopping center and the domain.

Tidy, cross lease low-maintenance homes in this sought-after pocket of town always prove popular, and interested parties are advised to act quickly. Call now for more information or visit the bestmove website for more information.

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property information

legal

legal description: cross lease

council rates: \$3,104.51

rateable value: \$455,000

floor area: 120 m²

property

built in: 1992

bedrooms: 2

bathrooms: 1

lounges: 1

garage: 1

cladding: monolithic

roofing: steel tile

heating/cooling: electric

hot water: mains

insulation:

external walls, ceiling, garage

land contour: flat

water and sewage

mains

chattels

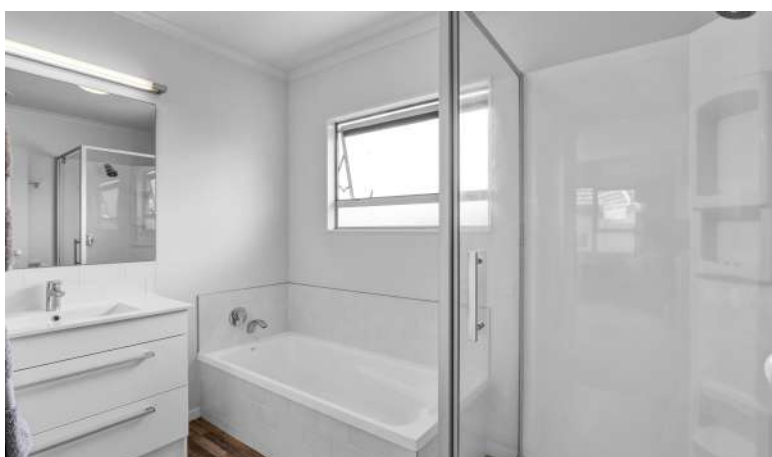
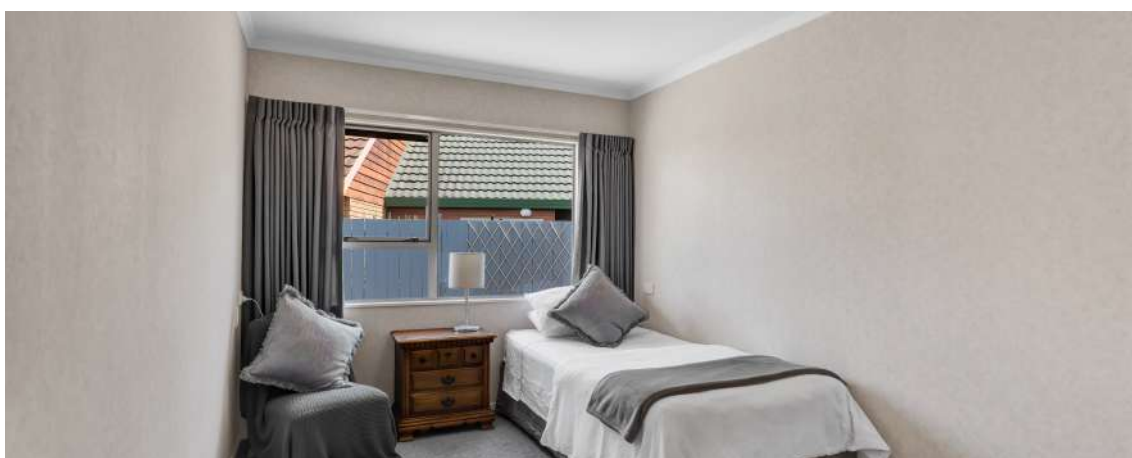
Auto garage door opener and 1 remote, window treatments, dishwasher, electric oven, electric stove, extractor fan, fixed floor coverings, heat pump and 1 remote, light fittings, range hood, refrigerator, waste disposal. Note: Security system fitted but never used by vendor.

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floor plan

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This plan is for illustrative purposes only

title



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **TNJ3/412**
Land Registration District **Taranaki**
Date Issued 26 January 1993

Prior References
TNH1/884

Estate Fee Simple - 2/3 share
Area 758 square metres more or less
Legal Description Lot 1 Deposited Plan 15482
Registered Owners
Georgena Marie Gilbert as to a 1/2 share
Robert David Johnson as to a 1/2 share

Estate	Leasehold	Instrument	L 397945
		Term	999 years from and including 29.5.1992

Legal Description Flat 1 Deposited Plan 17497
Registered Owners
Georgena Marie Gilbert as to a 1/2 share
Robert David Johnson as to a 1/2 share

Interests

Fencing Covenant in Transfer 385734.1 (Affects Fee Simple)
Subject to a right (in gross) to drain sewerage over part marked A on DP 15482 in favour of the New Plymouth City Council created by Transfer 332983.2 (Affects Fee Simple)
The easements created by Transfer 332983.2 are subject to Section 309 (1) (a) Local Government Act 1974
397945 Lease of Flat 1 DP 17497 Term 999 years from and including 29.5.1992 Composite CT TNJ3/412 issued - 26.1.1993 (Affects Fee Simple)
412864.2 Lease of Flat 2 DP 18081 Term 999 years from and including 28.1.1992 Composite CT TNJ4/488 issued - 26.7.1994 at 9.10 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 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

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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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