

7 tarahua road
vogeltown





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2
 1
 2
 1
 83 m²
 892 m²

little house, huge opportunity!

First time on the market! Buyers with vision will be drawn to this intriguing proposition in sought-after Vogeltown – a substantial parcel of land which currently plays host to a 1950's home.

Inside, the home features two bedrooms, a bathroom with shower over bath and separate toilet, combined kitchen and dining, and a large separate lounge. Typical of the era is the separate laundry which contributes to the overall functionality of this home. There's plenty of potential to freshen up the décor and enhance key aspects of the home, increasing the value of the property as you do so. Plenty of off street parking is available plus a separate skyline garage.

The home has been loved since 1950 by one owner and, while live able, this has strong do-up potential. Alternatively demolish and re-develop.

The real drawcard here is the large 892m² flat section. Pet lovers and families will simply love the wide-open space. Fully fenced, your privacy and safety are well maintained. Basically, a blank canvas for the new owners to develop or create their own urban garden. Get ready to dig in, give it heaps and create your own oasis.

With Knead Donuts only metres away, Vogeltown shops and Countdown just around the corner, and Brooklands and Pukekura Parks within close proximity, the location is an inherently popular one, with schooling for all ages providing further reassurances as to the strength of your investment.

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property information

legal

legal description: freehold
council rates: \$3,185.44
rateable value: \$385,000
floor area: 83 m²
land area: 892 m²

property

built in: 1950's
bedrooms: 2
bathrooms: 1
lounges: 1
garage: 2
cladding: stucco
roofing: iron
heating/cooling: gas mains reticulated
hot water: electric
fencing: fully fenced
land contour: flat
glazing: single
internet: No Fibre Internet

water and sewage mains

chattels

water filter, window treatments,
clothesline, dishwasher, electric
oven, electric stove, fixed floor
coverings, heated towel rail,
light fittings, refrigerator, waste
disposal

 027 493 7134

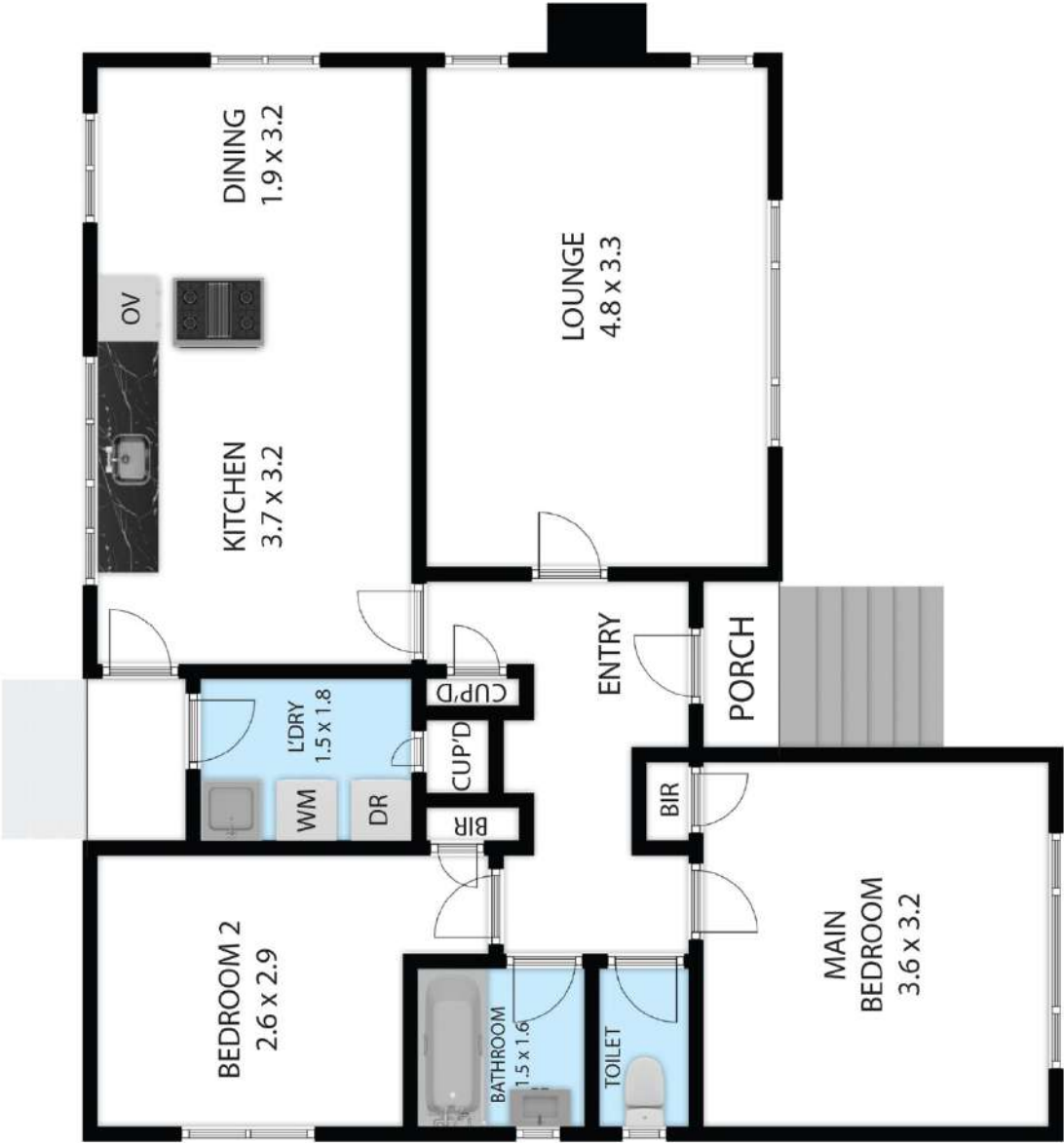
 darrell@bestmove.co.nz

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floor plan



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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 194742
Land Registration District Taranaki
Date Issued 03 March 2005
Prior References
TN166/3 TNG1/980

Estate Fee Simple
Area 892 square metres more or less
Legal Description Lot 3 Deposited Plan 347403
Registered Owners
Myrle Irene Campkin as to a 1/2 share
Cheryl Anne Fraser as to a 1/2 share

Interests
Subject to a right (in gross) to construct and lay a public drain for drainage purposes over part in favour of the New
Plymouth City Council created by Transfer 82508

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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

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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