

9 kenmore street
westown



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3
 1
 4
 1
 150 m²
 693 m²

renovated and ready!

WOW! – This 1960's weatherboard home has been extensively renovated and is presented in immaculate condition.

Elevated three-bedroom home looks out across Westown and the fresh contemporary décor creates immediate impact. The welcoming lounge links through to the sunny dining room and the new, spacious kitchen. Plenty of practicality here with a modern bathroom with a separate toilet, plus separate laundry. Year-round comfort is guaranteed by the presence of three heat pumps, double glazing and insulation in all the exterior walls – that is impressive! A special mention to the new coloursteel roof.

The easy-care nature of the section ensures your leisure time will be spent relaxing rather than tending to the grounds. Plenty of space for extras with a double garage, and a double tandem garage, plus off-street parking. The special added bonus is the extra room off the garage. Currently used as a bedroom but could be used as a home gym, home office, or a studio for a creative outlet.

The area is handy to Westown shops and takeaways nearby, as well as the hospital and Yarrow stadium. Plenty of schools nearby for kids of all ages and grab a coffee fix from Locals Café or The Cure.

Astute investors and purchasers searching for a warm, low-maintenance home will be instantly attracted to this gorgeous "everything is done" property. Act quickly – call now to learn more.

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property information

legal

legal description: freehold
council rates: \$3,023.97
rateable value: \$360,000
floor area: 150 m²
land area: 693 m²

property

built in: 1960's
bedrooms: 3
bathrooms: 1
lounges: 1
garage: 4
cladding: weatherboard
roofing: colour steel (2022)
heating/cooling: heat pump
hot water: electric
insulation:
internal walls, underfloor, ceiling
land contour: flat
glazing: double

water and sewage

town mains

chattels

2 auto garage door opener ad 4 remotes, window treatments, dishwasher, electric stove, electric cooktop, extractor fan 1 bathroom, fixed floor coverings, heated towel rail 1, heat pump 1 and 1 remote, light fittings, range hood.

📞 027 493 7134

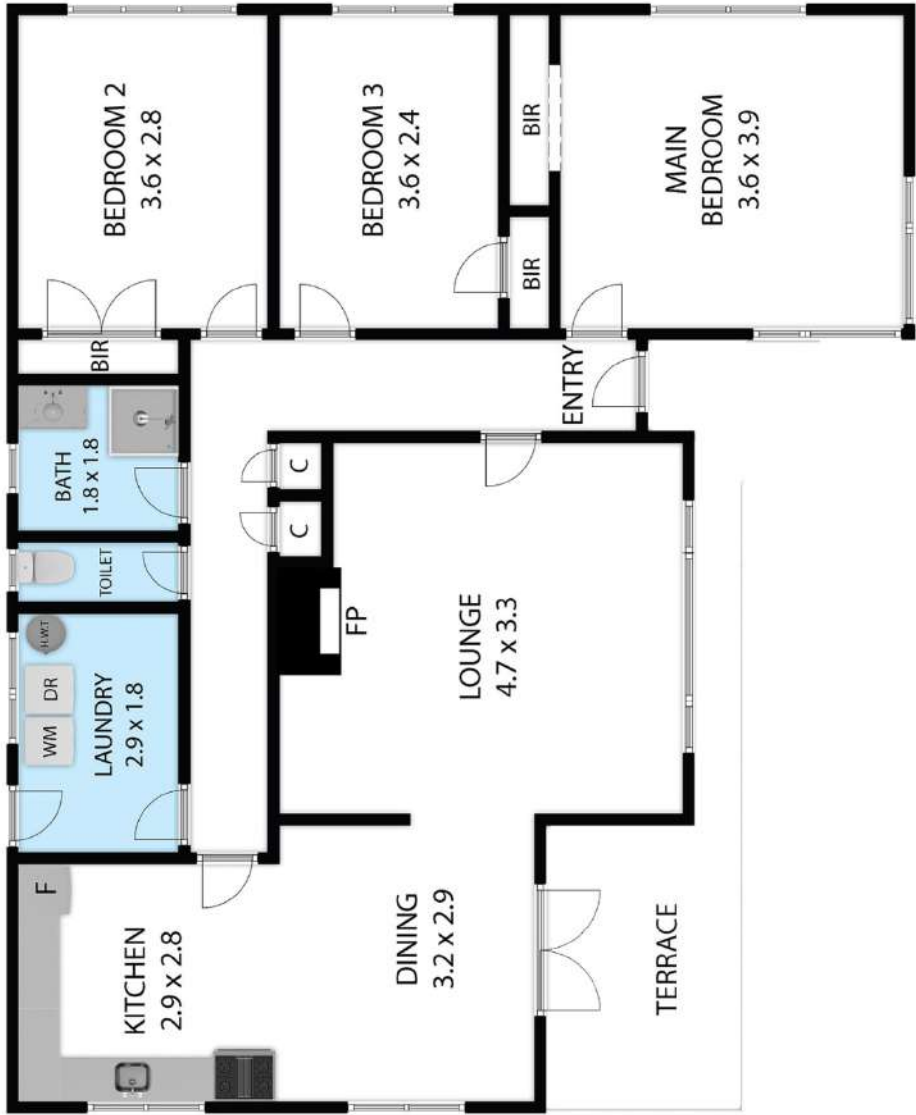
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floor plan



This plan is for illustrative purposes only

FLOORPLANS
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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 **TN270/64**
Land Registration District **Taranaki**
Date Issued 17 April 1962
Prior References
TN265/92

Estate Fee Simple
Area 693 square metres more or less
Legal Description Lot 33 Deposited Plan 8925
Registered Owners
Jade Daniel Peters and Laura Monique Peters

Interests
119456 Special Order imposing Building Line Restriction
12250444.2 Mortgage to (now) Kiwibank Limited - 23.9.2021 at 7:42 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

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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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