

3 cross street
lepperton





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3
 2
 1
 2
 130 m²
 2687 m²

character features, contemporary comfort

Located on a quiet cul-de-sac, with expansive sheltered grounds, this stunning family home really is a dream come true!

This character-packed home looks like it could be straight from the pages of a picture book. The red front door invites you into the large kitchen with warm timber benchtops, through the open plan lounge and dining, and back outdoors to the generous deck. The additional sitting room provides further space for families. The current owners have done a wonderful job keeping with the 1930's era character and having the second bathroom is a bonus. There are three bedrooms or four you choose. The central radiator heating, DVS and the wood burner fireplace will keep everyone warm over winter.

Spacious, sheltered, your own slice of paradise on just over half an acre (2,687sqm). The front deck is the perfect spot from which to appreciate the grandeur of the setting, with the flat section providing plenty of space, privacy and absolute quiet. The weatherboard construction offers peace of mind, while double garaging with internal access completes the appeal. A personal favourite of mine is the delicious plum tree! The lemon tree is a high performer and there is a good-sized garden shed as well.

Lepperton is inherently peaceful and secure, and Cross Street backs onto new quality homes, with close proximity to a great local café, and Lepperton School for the younger kids with a rural school bus run into Secondary Schools in New Plymouth.

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property information

legal

legal description: freehold
council rates: \$2,579.77
rateable value: \$560,000
floor area: 130 m²
land area: 2687 m²

property

built in: 1930's
bedrooms: 3
bathrooms: 2
lounges: 2
garage: 1
cladding: weatherboard
roofing: iron
heating/cooling: DVS air circulation system
hot water: electric
insulation: ceiling
fencing: partial
land contour: flat
glazing: partial double glazing
internet: VDSL

water and sewage

mains water, septic tank

chattels

DVS air circulation system, autogarage door opener and three remotes, window treatments, dishwasher, electric oven, gas cooktop, extractor fan 2 bathroom, fixed floor coverings, garden shed, one heated towel rail, light fittings, rangehood, security system unmonitored

📞 027 493 7134

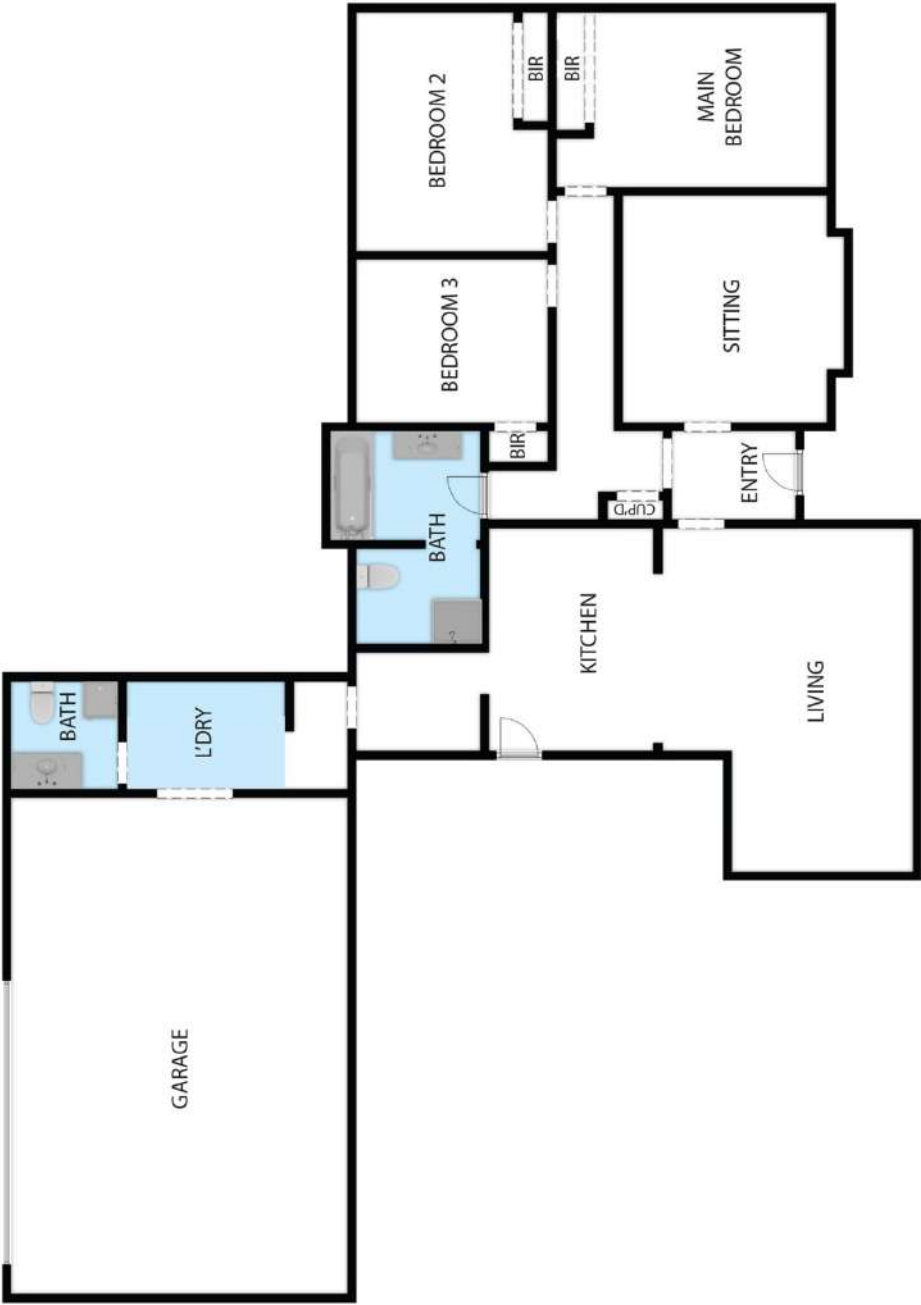
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floor plan



This plan is for illustrative purposes only

FLOORPLANS
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title



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

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




R.W. Muir
Registrar-General
of Land

Identifier 711960
Land Registration District Taranaki
Date Issued 25 November 2015
Prior References
TNK2/926

Estate Fee Simple
Area 2687 square metres more or less
Legal Description Lot 1 Deposited Plan 491409
Registered Owners
Thomas James Benton as to a 1/2 share
Hailey Jurd as to a 1/2 share

Interests
9988999.1 Encumbrance to Tegel Foods Limited and to Ian Keith Jury, Geoffrey Keenan Shearer, Debbie Lee Jury and Geoffrey Keenan Shearer in shares - 12.11.2015 at 10:59 am
10487108.2 Mortgage to ASB Bank Limited - 8.7.2016 at 4:11 pm

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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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