

3 puriri street  
inglewood





## 3 puriri street inglewood

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 140 m<sup>2</sup>
 823 m<sup>2</sup>

## great space, great light.

Bathed in natural light, the kitchen dining area is communal and inviting, with a breakfast bar for speedy mornings and a dining space for relaxed evening meals. The open plan design links the living with kitchen and dining so there is space for larger gatherings, or smaller family movie nights. A heatpump ensures the communal areas are warm and cozy all-year-round, plus the wood fire with wetback, for ambience. The HRV system completes the appeal. This gorgeous home has three bedrooms, a well-appointed bathroom, while a separate laundry and a separate toilet mean the home is as functional as it is inviting.

The grounds are sheltered and designed with minimal upkeep in mind, thanks to established trees and gardens and a flat lawn. Gardeners will love the raised beds currently housing great looking veges! The single, internal access garaging also has a storage area which has full windows – sure to catch an artists eye, or an option for a dedicated work from home space or gym. The additional multi off-street parking adds further appeal.

The final piece of the puzzle is the location, with Inglewood Golf Club just up the road, TET Stadium and grounds nearby, plus the local squash club and swimming pool available as well. Schooling is available for all ages plus Bus access to high schools in New Plymouth. Local takeaways, New World Supermarket and cafes are all just a stone's throw away.

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## property information

### legal

legal description: freehold  
council rates: \$2,604.74  
rateable value: \$360,000  
floor area: 140 m<sup>2</sup>  
land area: 823 m<sup>2</sup>

### property

built in: 1970's  
bedrooms: 3  
bathrooms: 1  
lounges: 1  
garage: 1  
cladding: brick, wood  
roofing: iron  
heating/cooling: heat pump, HRV ventilation system  
hot water: electric  
insulation: external walls, ceiling  
fencing: fully  
land contour: flat  
glazing: single  
internet: available

### water and sewage mains

### chattels

auto garage door opener and  
one remote, dishwasher,  
electric oven, electric cooktop,  
fixed floor coverings, heat pump  
and one remote, HRV  
ventilation system

### chattels not included

Window Treatments and Light  
Fittings to be discussed with  
Darrell.

📞 027 493 7134

✉️ [darrell@bestmove.co.nz](mailto:darrell@bestmove.co.nz)

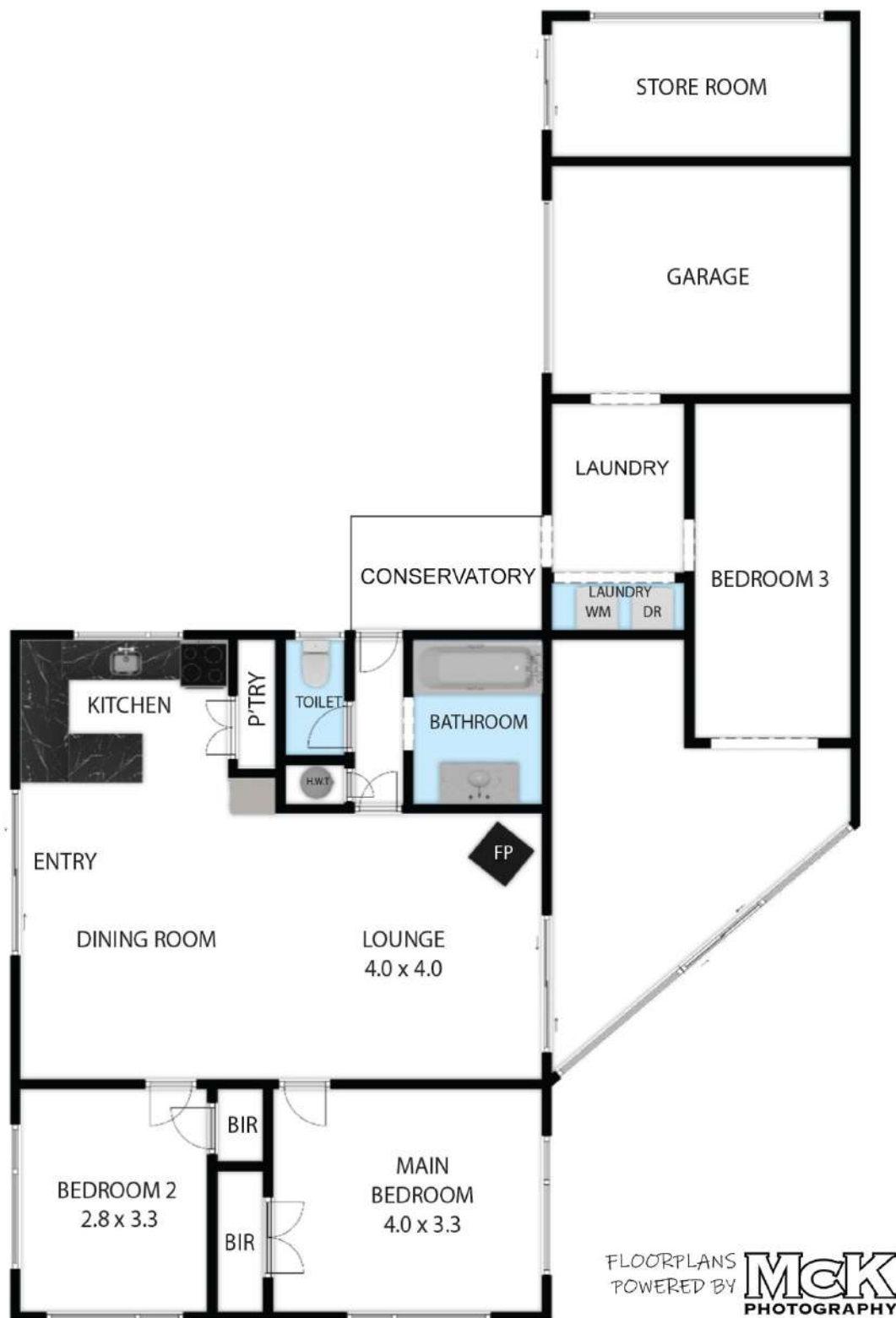
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# floor plan



FLOORPLANS  
POWERED BY **McK**  
PHOTOGRAPHY

**This plan is for illustrative purposes only**

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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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **TNH2/1054**

**Land Registration District** **Taranaki**

**Date Issued** 15 January 1988

**Prior References**

TND1/303

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**Estate** Fee Simple

**Area** 823 square metres more or less

**Legal Description** Lot 5 Deposited Plan 11114

**Registered Owners**

Sam William McSweeney

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**Interests**

11425132.3 Mortgage to Westpac New Zealand Limited - 4.6.2019 at 2:24 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 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**

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.



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