

295d huatoki street
vogeltown



295d huatoki street vogeltown

 4
  1
  1
  1
  123 m²
 918 m²

gorgeous makeover, superb location

Families desperate for space will be drawn to this sunny property, an expansive home close to popular schools and handy amenities. The home has been beautifully renovated with new kitchen, bathroom, laundry, carpet, paint – it is stunning!

A full-length feature window welcomes sunshine across the dining table and into the open plan living area. The kitchen has generous bench space and the light tones keep the room modern and sleek. The breakfast bar is ideal for busy weekday mornings. The kitchen and dining link through to the lounge, with the polished native timber flooring, bringing timeless appeal.

Ease the sliding door open for a summer breeze and easy flow outside to the deck. There are four bedrooms, with one bedroom opening directly out to the deck, and another with its own conservatory. Other highlights include a well-appointed bathroom, neutral décor and a separate laundry.

Outside, the grounds are large enough to offer flexibility without necessitating endless hours of maintenance, while the sun-drenched deck is the ideal spot to relax and unwind with friends and loved ones. Fully fenced for peace of mind too. There is off street parking, plus a single garage with an additional room, currently used as additional storage but offers further flexibility as a home office or gym.

move.



move.

property information

legal

legal description: freehold
council rates: \$4,215.51
rateable value: \$450,000
floor area: 123 m²
land area: 918 m²

property

built in: 1960's
bedrooms: 4
bathrooms: 1
lounges: 1
garage: 1
cladding: brick, cement
roofing: iron
heating/cooling: HRV ventilation system, one heat pump
hot water: infinity system
insulation: walls, ceiling, underfloor
fencing: fully
land contour: flat
glazing: single and double
internet: available

reports & information

see move website

water and sewage mains

chattels

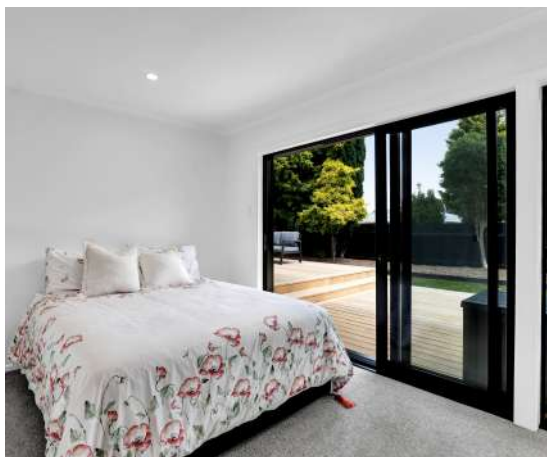
auto garage door opener and one remote, window treatments, dishwasher, electric oven, gas cooktop, extractor fan one bathroom, fixed floor covering, one heated towel rail, one heat pump and one remote, HRV ventilation system, infinity water heating system, light fittings, range hood, smoke detector, tv brackets

📞 027 493 7134

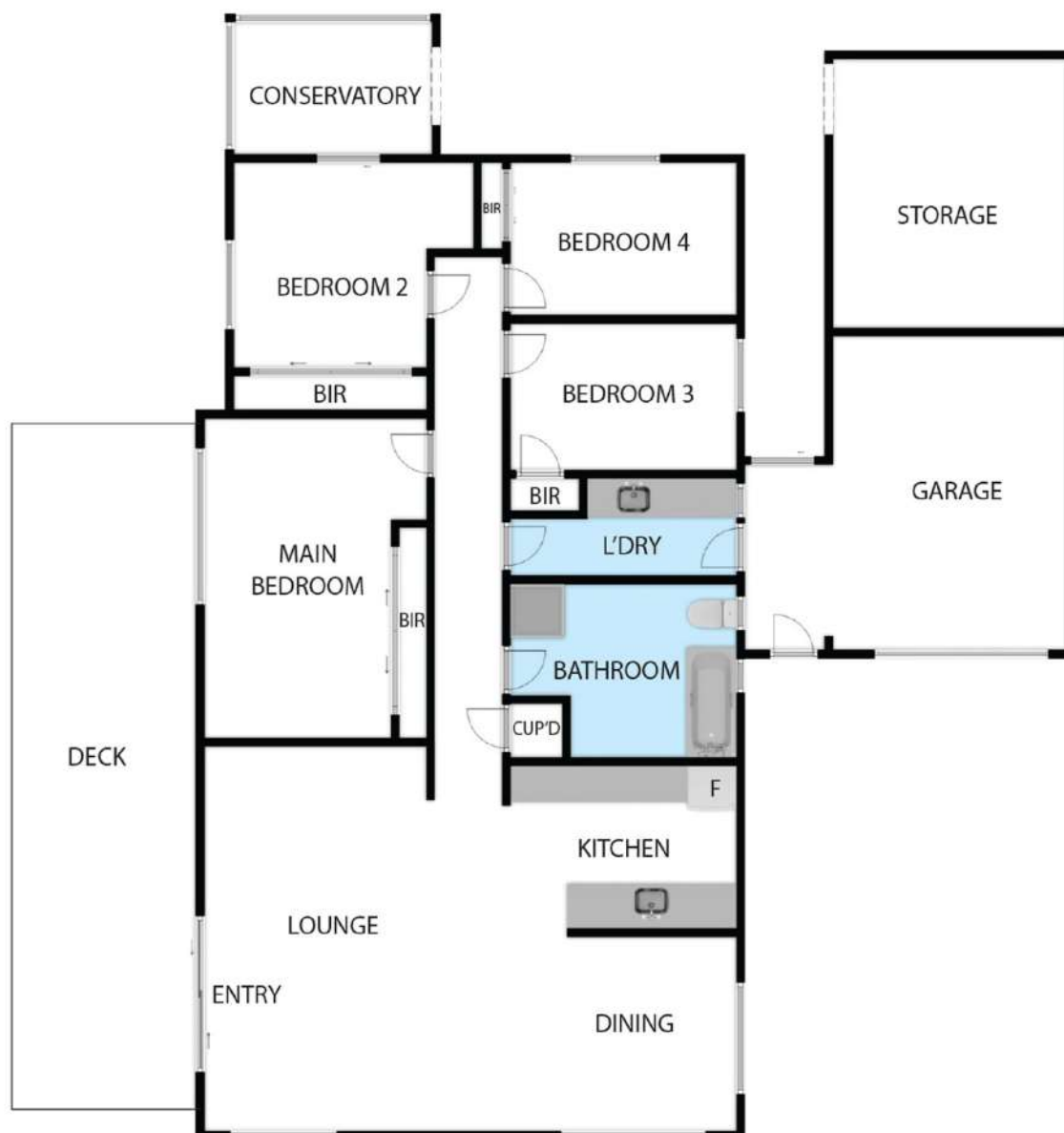
✉️ darrell@bestmove.co.nz

🌐 bestmove.co.nz

move.



floor plan



move.

This plan is for illustrative purposes only

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 **TNB1/590**

Land Registration District **Taranaki**

Date Issued 07 June 1967

Prior References

TNA2/1166

Estate Fee Simple
Area 918 square metres more or less
Legal Description Lot 4 Deposited Plan 9754
Registered Owners

Jason Fursdon and Joanna Margot Fursdon

Interests

Subject to a right to take, convey and lead water (in gross) over part coloured blue line on DP 9754 in favour of The New Plymouth City Council created by Transfer 154875

Subject to a right (in gross) to drain sewerage over part coloured yellow line in favour of The New Plymouth City Council created by Transfer 154876

The easements created by Transfer 154875 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

The easements created by Transfer 154876 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

Subject to Section 206 Land Act 1924

Appurtenant hereto are rights of way and a right to drain sewage specified in Easement Certificate 155018

Subject to a right of way over part coloured blue, a right to convey water over part coloured blue line and a right to drain sewage over part coloured yellow line on DP 9754 specified in Easement Certificate 155018

The easements specified in Easement Certificate 155018 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

11820151.2 Mortgage to ANZ Bank New Zealand Limited - 11.8.2020 at 12:10 pm

move.

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)

move.

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.



027 493 7134



darrell@bestmove.co.nz



bestmove.co.nz