







10 york crescent
westown



10 york crescent westown

 5  3  2  2  170 m²  703 m²

huge home – huge potential!

Looking for a large home in a great location with a potential income stream? Look no further than 10 York Crescent, Westown!

This spacious weatherboard family home features a total of five bedrooms, 3 bathrooms and 2 living areas plus a sunny conservatory. The owners have lived here for many years, raising their family who have now all moved on. They have loved the quiet street where the kids have played, the excellent schools nearby and friendly neighbourhood, but it's time to downsize now, so this is your opportunity to secure your next home.

Upstairs, the main house features three bedrooms, master with ensuite, family bathroom, separate laundry and a large family room with woodfire. The conservatory has been an addition that has provided a beautiful place to curl up with a book and a coffee and enjoy the sunshine. The spacious kitchen has been the hub of the home with plenty of potential to update in the future to suit your needs. Downstairs is a 4th bedroom and single internal access garage. The separate one bedroom studio attached to the additional garage has a bathroom and it's own private entrance – perfect for extended family to stay or the perfect option to rent out. Plenty of storage space in the garage, with space for one more car and a workshop area with heaps of off-street parking for additional vehicles.

There is so much to love about this home – give me a call quickly to book a viewing. Early settlement is available.

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property information

legal

legal description: freehold
council rates: \$2917.72
rateable value: \$445,000
floor area: 170 m²
land area: 703 m²

property

built in: 1950's
bedrooms: 5
bathrooms: 3
lounges: 2
garage: 2
cladding: weatherboard
roofing: corrugated iron
heating/cooling: wood fire
hot water: electric
insulation:
ceiling and underfloor 2016
land contour: flat
glazing: single
internet: ultra fast fibre

reports & information

NPDC File, property information pack, title

water and sewage

town water & sewage

chattels

Blinds, curtains, clothesline, electric stove, fixed floor coverings, light fittings, waste disposal, dishwasher, automatic garage door openers, smoke detectors

chattels not included

spa pool

 027 371 1420

 michelle@bestmove.co.nz

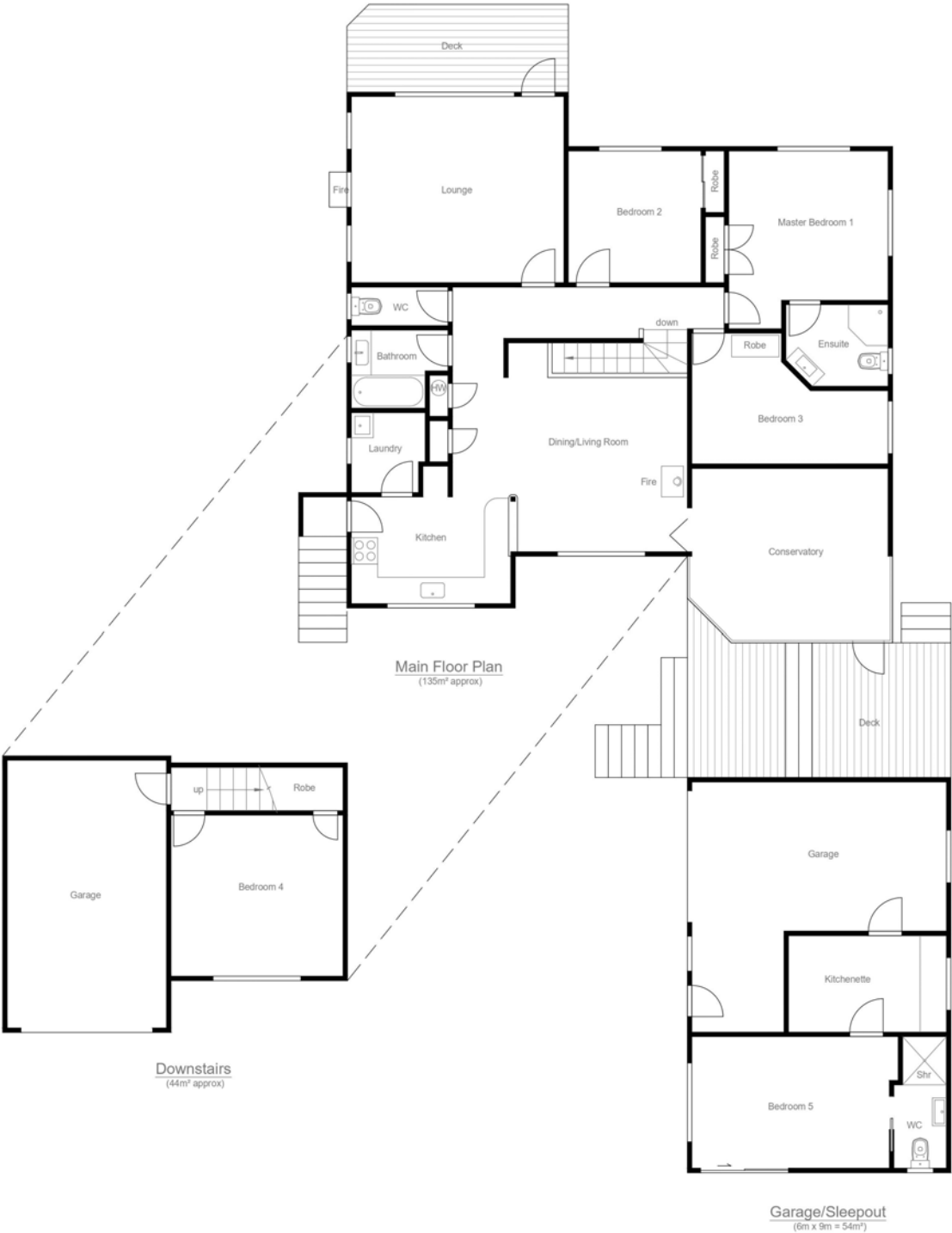
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floor plan

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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




R.W. Muir
Registrar-General
of Land

Identifier **TN218/39**
Land Registration District **Taranaki**
Date Issued 14 February 1957

Prior References
TN169/216

Estate Fee Simple
Area 703 square metres more or less
Legal Description Lot 3 Deposited Plan 7937
Registered Owners
Mary Louise Turner and Paul Follett Carrington

Interests
W8868 Building Line Restriction

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testimonials

Michelle is just amazing, my sale was an extremely difficult one and she dealt with it with extreme professionalism, care and understanding. She is an outstanding realtor – if you want your house sold, Michelle is your woman!

– Jan

Verified by

ratemyagent

Michelle made the purchase of our first home much less stressful than anticipated. She was friendly and communicative and made time for us. She was always clear and helped explain the process in a way first home buyers would understand.

– Beck & Sophie

We have dealt with Michelle on multiple occasions we keep going back because quite simply she gets the job done efficiently with a professional result.

– Mark

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about michelle



michelle habib

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What makes me, me? By nature, I'm caring, yet incredibly enthusiastic – I thrive off helping people through each and every stage of planning their exciting life adventures, and love staying involved in their journey.

That's why I fell in love with real estate – it's the perfect way to develop connections with people, who soon become clients, colleagues and friends!

Today I'm very grateful to be in the real estate industry. It's a constant hive of activity – challenging yet so rewarding. It has become so much more than just a career, but rather a passion. There's something to be said about exceeding expectations. I have always worked on the concept of under-promising and over-delivering.



Over the past 30 years (and counting) of personal experience in buying and selling houses, I've had a part to play in many different aspects of the process. Alongside my husband, we've bought, sold, renovated and built over a dozen homes ourselves. Now, I get the joy of helping you do the same.

Living under the beautiful Mount Taranaki, I am excited to share my passion and experience with this little slice of paradise to deliver your best real estate experience yet. If you don't find me at an open home, you'll find me enjoying the beach or the walkway with my whanau and the dogs – I look forward to seeing you there!

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