

9 hartland place welbourn





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 3
  1
  1
  1
  111 m²
 596 m²

a winning formula

A convenient central location, plus a tidy three bedroom home, plus a fully fenced sunny section with deck? Sounds like a winning formula to me!

A generous deck leads into the open plan kitchen living and dining. This kitchen contains spacious bench space for meal prep, gas cooking, plenty of pantry space plus a breakfast bar for busy mornings. The combined dining and living are kept cosy with a heat pump, plus HRV throughout the house to banish those colder months. There are three bedrooms with built in wardrobes, a bathroom, a separate toilet and a separate laundry.

Outside, the large deck is a veritable suntrap, enjoy long lazy summer evenings out here. The fully fenced section acts as a safe haven for children and pets. There is off street parking plus a single garage. The backyard has space for a trampoline for the kids, and a bonus fish cleaning station (keep those scales outside!)

The area is centrally located and very convenient. Head left up Cumberland St to the Vogeltown shops and supermarkets, or right up to Merrilands New World and Stumble Inn. Downtown is within close proximity, to head down the Te Henui Walkway for stroll and a coffee from The Kiosk at Fitzroy Beach.

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property information

legal

legal description: freehold
council rates: \$2,963.87
rateable value: \$605,000
floor area: 111 m²
land area: 596 m²

property

built in: 1970's
bedrooms: 3
bathrooms: 1
lounges: 1
garage: 1
cladding: weatherboard
roofing: decramastic tile
heating/cooling: ventilation system, heat pump
hot water: infinity
insulation: ceiling, underfloor
fencing: fully
land contour: flat
glazing: single
internet: available

reports & information

see move website

water and sewage

town mains

chattels

window treatments,
dishwasher, electric oven, gas
cooktop, one bathroom
extractor fan, fixed floor
coverings, one garden shed, one
heat pump and one remote,
infinity water heating system,
light fittings, range hood, tv
bracket, ventilation system

📞 027 493 7134

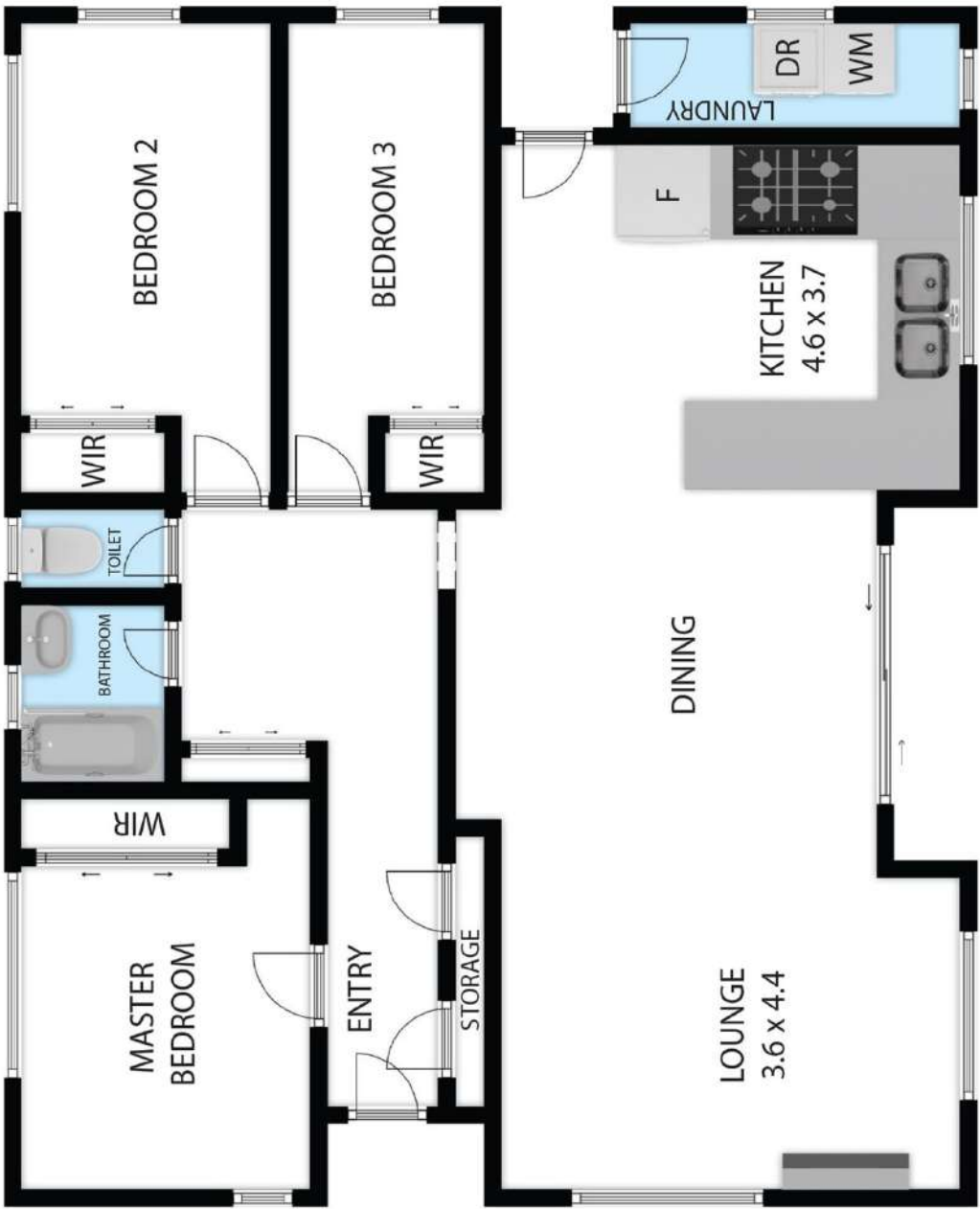
✉️ darrell@bestmove.co.nz

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floor plan



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This plan is for illustrative purposes only



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017



Identifier **TNE1/645**

Land Registration District **Taranaki**

Date Issued 17 March 1977

Prior References
PROC 707

Estate Fee Simple
Area 596 square metres more or less
Legal Description Lot 9 Deposited Plan 11983
Registered Owners
Regan Leslie Diggelmann and Abigail Raeania Diggelmann

Interests
The within land has no frontage to a legal road
Subject to Part IV A Conservation Act 1987
Every mineral existing in its natural condition in the within land is owned by the Crown
Subject to a party wall right over part marked B on DP 14129 specified in Easement Certificate 441732 - 4.6.1997 at 9.00 am
Appurtenant hereto is a party wall right specified in Easement Certificate 441732 - 4.6.1997 at 9.00 am
10664172.3 Mortgage to ASB Bank Limited - 18.1.2017 at 12:53 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

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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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