







45b nevada drive
merrilands





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 3
  2
  2
  1
  210 m²
 1085 m²

a huge opportunity!

The current vendors have spent 44 years loving this home and raising their family with warm hearts and happy memories. It is time for a new family to take over this warm and spacious home.

There are many features to this home. Three bedrooms with built in wardrobes, two separate showers, a bathroom, two separate toilets and a study. The kitchen is open plan with the dining and living room and has plenty of bench space and storage. The sliding door off the dining area offers up a breeze over summer. All living areas are bathed in natural light. Heat pump, insulation and a ventilation system mean this home is warm and cozy all-year-round.

Outside, the dimensions are similarly impressive, with the 1,085m² grounds playing host to established gardens and a generous deck out the back. A sheltered very private spot for sunbathing. Let's talk garaging! Large double garage plus with potential for a workshop – or a place for the boat if you are good at backing! Plus, plenty of off-street parking for guests.

The location is excellent. A 200-meter walk gets you to Merrilands shops, New World supermarket and Stumble Inn. Close to schooling for all ages and easy proximity to town, the convenience of the home's position and the ever-popular nature of the area in general underpin any investment.

Superbly positioned and with undeniable potential, perfect for growing families, with its proximity to a host of amenities and sought-after schools providing all the assurances one could wish for as to the strength of your investment.

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property information

legal

legal description: freehold
council rates: \$3,764.27
rateable value: \$685,000
floor area: 210 m²
land area: 1085 m²

property

built in: 1970's
bedrooms: 3
bathrooms: 2
lounges: 1
garage: 2
cladding: paliside
roofing:
long run coloursteel 2017
heating/cooling:
heat pump, ventilation system
hot water: electric
insulation:
underfloor, external walls
land contour: flat
glazing: single

water and sewage mains

chattels

auto garage door opener and
two remotes, window
treatments, dishwasher,
electric oven, electric stove,
one bathroom extractor fan,
fixed floor coverings, one
heated towel rail, one heat
pump and one remote, light
fittings, rangehood, refrigerator,
security system, smoke
detector, ventilation system,
bird bath

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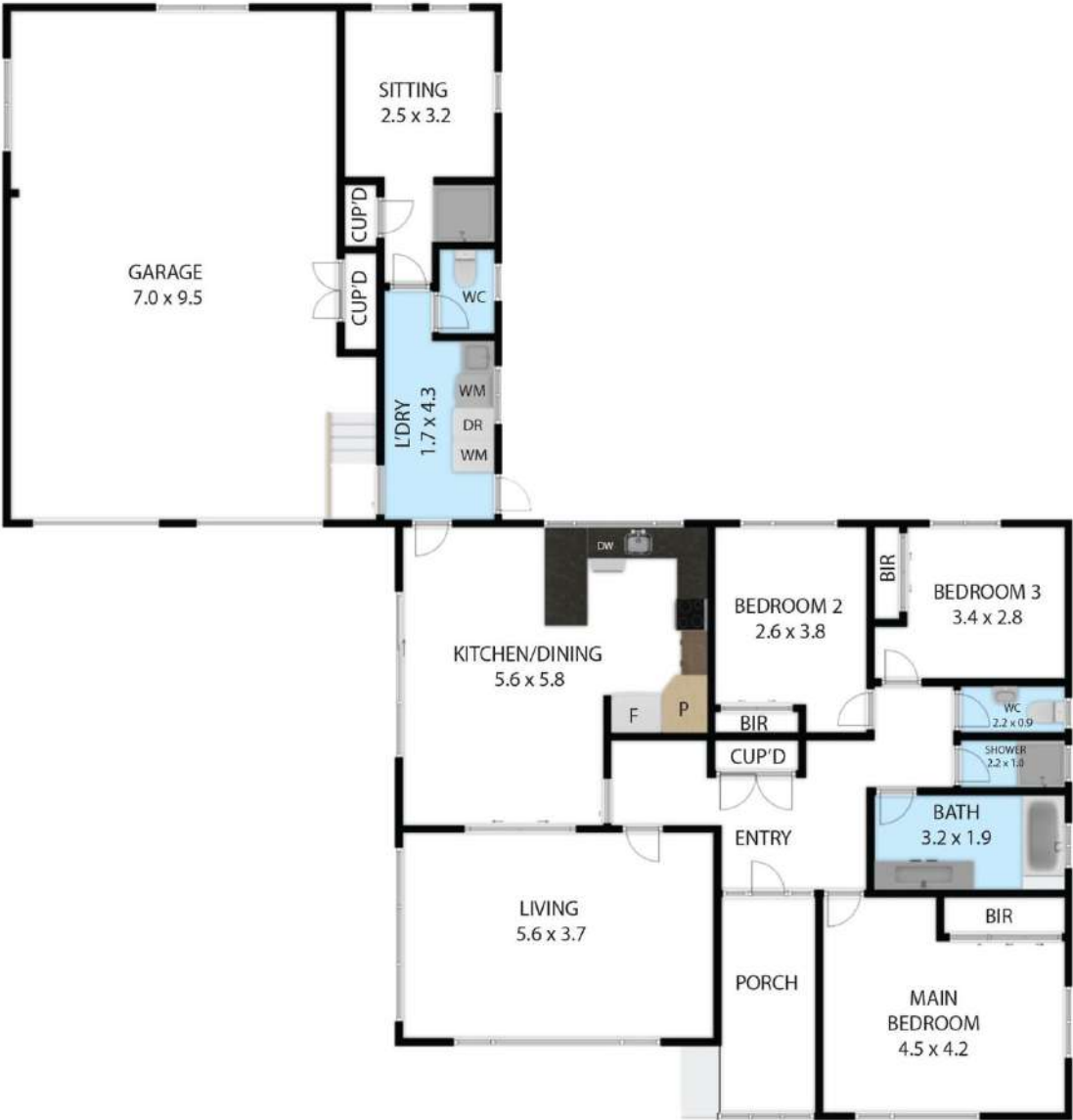
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floor plan

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This plan is for illustrative purposes only



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



Identifier **TNB4/595**
Land Registration District **Taranaki**
Date Issued 07 April 1970

Prior References
TNB3/411

Estate Fee Simple
Area 1085 square metres more or less
Legal Description Lot 40 Deposited Plan 10143
Registered Owners
Mary Christine Moore

Interests
175159 Resolution imposing Building Line Restriction
Land Covenant in Transfer 176295 - 26.5.1970 at 12.10 pm
Appurtenant hereto is a right to convey sewerage created by Transfer 201624 - 12.4.1973 at 11.16 am
255242.2 Mortgage to Bank of New Zealand - 18.1.1979 at 1.34 pm
255586 Settled under the Joint Family Homes Act 1964 - 31.1.1979 at 2.31 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

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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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