

55 woodleigh street  
frankleigh park





## 55 woodleigh street frankleigh park

 3  1  2  1  102 m<sup>2</sup>  718 m<sup>2</sup>

### sensational starter!

Robustly constructed, conveniently positioned and attractively priced, this sunny three bedroom home ticks all the boxes that smart investors and first home buyers look for.

This well-maintained property features three good-sized bedrooms (two with built in wardrobes), a tidy bathroom, and a contemporary kitchen complete with stylish benchtop, a large pantry and plenty of bench space. Crisp, neutral décor enhances the sense of space in the open-plan living areas, which are inherently warm thanks in no small part to the abundance of glass that bathes the area in natural light with the addition of the heat pump. Double glazed throughout, with a separate laundry room for added convenience.

The sun-drenched section is easy on upkeep to maximise quality time with friends and loved ones, while a large garage (complete with workshop) acts as the icing on the cake.

Of course, the location is also superb – close to Woodleigh School, Huatoki Domain, Vogeltown shops and Countdown supermarket, and Knead Donuts – making this the total package.

Well-maintained, easy-care properties in this desirable location are in constant demand, and immediate action is advised.

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## property information

### legal

legal description: freehold  
council rates: \$2,905.79  
rateable value:  
\$495,000 (1 Aug 2022)  
floor area: 102 m<sup>2</sup>  
land area: 718 m<sup>2</sup>

### property

built in: 1950's  
bedrooms: 3  
bathrooms: 1  
lounges: 1  
garage: 2  
cladding: fibre cement  
roofing: concrete tiles  
heating/cooling: heat pump  
hot water: electric  
insulation:  
ceiling, underfloor, half garage  
fencing: fully  
land contour: flat  
glazing: 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, electric stove,  
fixed floor coverings, heat pump  
and one remote, light fittings,  
range hood

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# floor plan



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This plan is for illustrative purposes only

FLOORPLANS  
POWERED BY **McK**  
PHOTOGRAPHY

title



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



**Identifier** **TNH2/464**

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

**Date Issued** 17 June 1987

**Prior References**  
TN185/96

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**Estate** Fee Simple  
**Area** 718 square metres more or less  
**Legal Description** Lot 11 Deposited Plan 7857  
**Registered Owners**  
Jamie Peter Francis Deller and Amy Christine Deller

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**Interests**  
10651615.3 Mortgage to TSB Bank Limited - 16.12.2016 at 3:58 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.

# move.



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