

115 mangorei road
merrilands





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4
 2
 1
 1
 120 m²
 570 m²

recently renovated – ready to go!

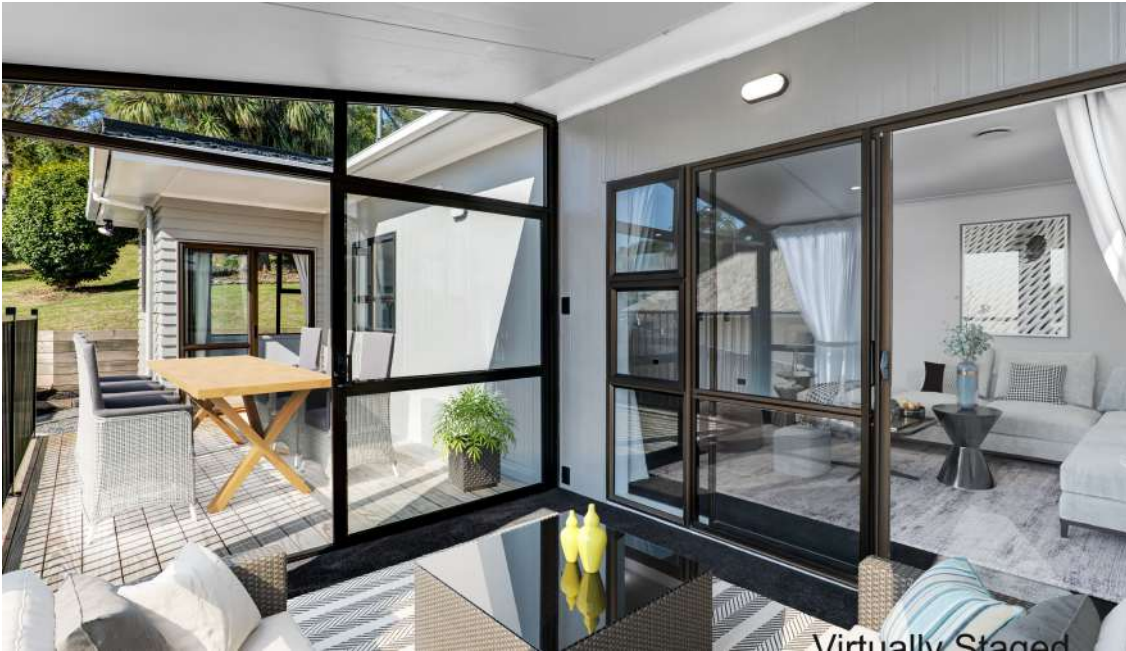
Excellent school zoning and a wealth of amenities contribute to the desirability of this recently renovated and extended family home in Merrilands.

Large windows bathe the living areas in natural light and contribute to the warm and inviting ambience, while the crisp, neutral décor acts as a blank canvas upon which the new owners can quickly and easily leave their own mark. The kitchen enjoys smart layout, new appliances, sunny outlook and a breakfast bar. Open plan design flows from kitchen out to dining and a living space. There is also a sliding door out to the sunroom which is a perfect spot to enjoy a coffee and a book over winter. Accommodation is provided by four bedrooms with one bedroom having outdoor access from a sliding door. Functionality for families is provided with a full bathroom, an ensuite, separate toilet, and the laundry in the hallway. The wiring is new, as is the plumbing, while an HRV system and a gas fire augment the home's natural warmth.

The property's elevated position offers lovely views out to the west, with the deck providing the perfect vantage point for sunset views and the grounds acting as the ultimate canvas upon which to unleash your green thumbs!

While the home itself is thoroughly enticing it's the location that will stand out for many. A host of parks and reserves provide an abundance of recreational opportunities, while the proximity to popular schools (including NPGHS and Sacred Heart), caters to every educational need.

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property information

legal

legal description: freehold
council rates: \$3,551.43
rateable value: \$610,000 (1Aug 2022)
floor area: 120 m²
land area: 570 m²

property

built in: 1920's
bedrooms: 4
bathrooms: 2
lounges: 1
garage: 1
cladding: weatherboard
roofing: steel tiles
heating/cooling: HRV
hot water: gas cylinder
insulation: external walls, ceiling, underfloor
fencing: partial
land contour: sloped
glazing: single
internet: available

reports & information

see move website

water and sewage mains

chattels

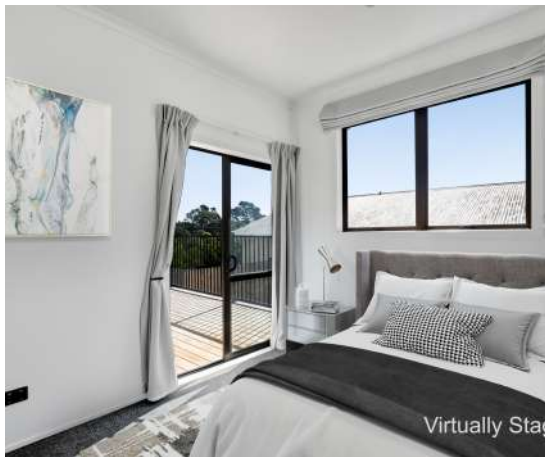
window treatments,
dishwasher, electric oven,
electric stove, extractor fan two
bathroom, fixed floor coverings,
HRV heat transfer system,
rangehood

📞 027 493 7134

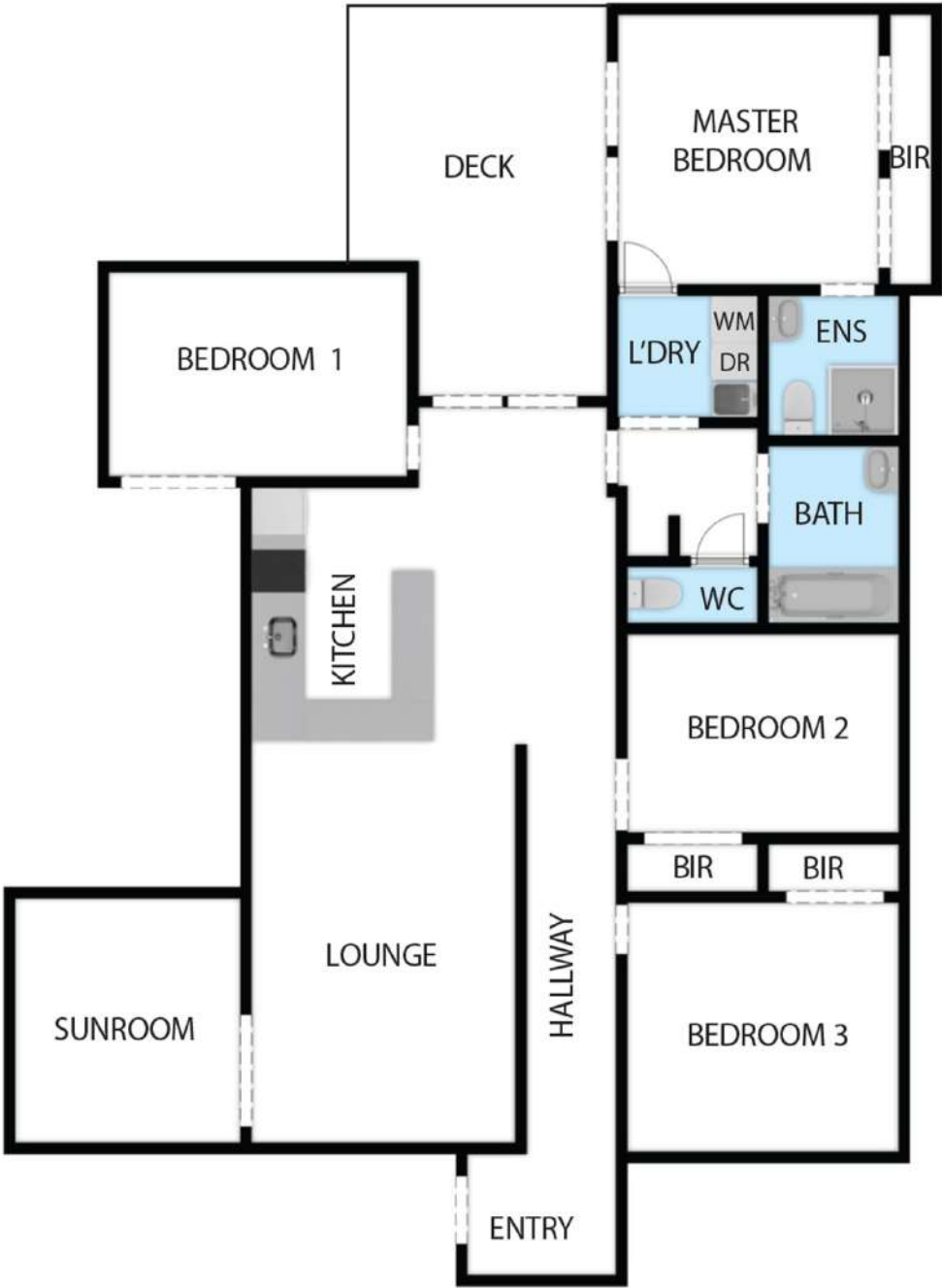
✉️ darrell@bestmove.co.nz

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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 **TN111/28**
Land Registration District **Taranaki**
Date Issued 23 March 1925
Prior References
TN108/107

Estate Fee Simple
Area 570 square metres more or less
Legal Description Allotment 6 Deposited Plan 4376
Registered Owners
AHI Limited

Interests
678 Order in Council exempting the western side of that portion of Nobs Line to which the above land has frontage from the provisions of Section 117 of the Public Works Act 1908 - 8.11.1923 at 10.00 am
11755355.2 Mortgage to ASB Bank Limited - 2.6.2020 at 1:48 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

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.

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