







40 mangati road
bell block





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 2  1  1  1  90 m²  680 m²

downsizing delight!

Looking for a charming low maintenance home in a great neighborhood? This brick 2 bedroom property has everything you need and more! Featuring established gardens and a generous flat backyard, you'll be able to bask in the sunshine and enjoy the beauty of nature right outside your door.

Inside, you'll find a serene & sunny living area with plenty of natural light, a spacious kitchen with ample storage space, two bedrooms with built-in wardrobes, and a bonus sewing room perfect for all your creative pursuits with an abundance of great storage.

With a single internal access garage, you'll have plenty of secure space to park your car, and the private back yard is perfect for outdoor gatherings, gardening, or just relaxing with a good book in the gazebo.

Located within walking distance to Parklands Shopping Centre, a short drive to The Warehouse and Bell Block shops. This delightful home represents the perfect balance of comfort and convenience and is the perfect place to call home. Don't miss out on this opportunity – schedule a viewing today!

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property information

legal

legal description: freehold
council rates: \$3031.49
rateable value: \$590,000
floor area: 90 m²
land area: 680 m²

property

built in: 1975
bedrooms: 2
bathrooms: 1
lounges: 1
garage: 1
cladding: brick
roofing: decramastic tile
heating/cooling: heat pump
hot water: gas
insulation: ceiling
fencing: fully fenced
land contour: flat
glazing: single
internet: broadband

reports & information

NPDC File, property information pack, title

water and sewage

town water & sewage

chattels

blinds, curtains, clothesline, stove, fixed floor coverings, garden sheds (2), heat pump, light fittings, automatic door opener

 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 TNC4/1375
Land Registration District Taranaki
Date Issued 21 March 1974

Prior References
TN121/78

Estate Fee Simple
Area 680 square metres more or less
Legal Description Lot 13 Deposited Plan 10963
Registered Owners
Larissa Joy Nassau and Teta Martin Nassau

Interests
Land Covenant in Transfer 217002 - 28.8.1974 at 11.02 am
10806525.2 Mortgage to ANZ Bank New Zealand Limited - 7.7.2017 at 1:40 pm

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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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