

5 ambury place
merrilands





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3
 1
 2
 1
 120 m²
 593 m²

quiet, safe and easy – perfect!

Located on a quiet cul-de-sac in a popular part of Merrilands, this low-maintenance home promises an easy-care lifestyle!

Soaked in sun, this three-bedroom home packs plenty of highlights. The highly-functional galley kitchen has plenty of bench space and a pantry and connects out to the dining space. The living room is cosy over colder months and in summer enjoy the indoor-outdoor flow to the deck – the perfect spot for breakfast and coffee. There is a separate bathroom and toilet, plus a separate laundry from the kitchen. The HRV system and heat pump ensures your warmth over the colder months approaching.

The sun-drenched deck is a real highlight; a garden shed complements the double garage, and the 593sqm freehold section ensures there's ample space for families, without being overwhelmed with garden upkeep.

Handy to everything from Merrilands Domain and Waiwhakaiho River to the city centre, and especially close for NPGHS and Sacred Heart, this is both a convenient and highly desirable pocket of the city, and one which will appeal to an array of prospective purchasers.

Well-presented, low-maintenance homes in this super-convenient location are always in demand, and interest is sure to be high. Don't wait – Contact Darrell on 0274 937 134 to learn more and to arrange your viewing today.

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property information

legal

legal description: freehold
council rates: \$2,983.38
rateable value: \$600,000
floor area: 120 m²
land area: 593 m²

property

built in: 1970's
bedrooms: 3
bathrooms: 1
lounges: 1
garage: 2
cladding: fibre cement
roofing: iron
heating/cooling: heat pumps
hot water: gas infinity system
insulation: underfloor, ceiling
fencing: fully
land contour: sloping
glazing: single
internet: available

reports & information

see move website

water and sewage

mains

chattels

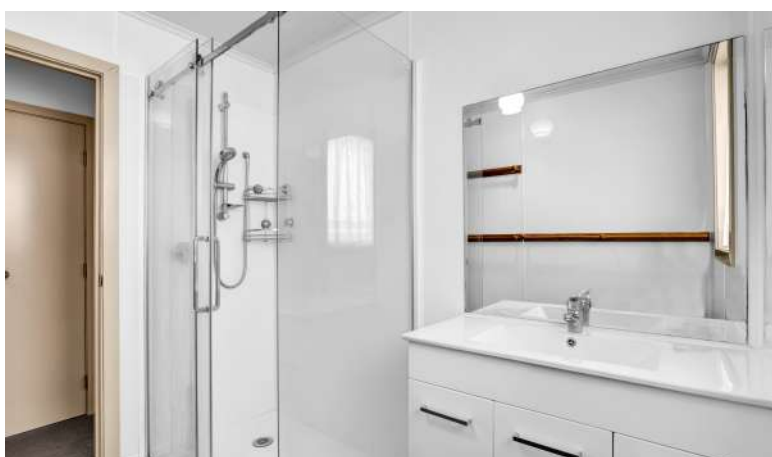
two auto garage door opener
and two remotes, window
treatments, gas oven, gas hob,
extractor fan one bathroom,
fixed floor coverings, garden
shed, two heat pumps and two
remotes, light fittings, range
hood, exterior camera security
system, ventilation system

📞 027 493 7134

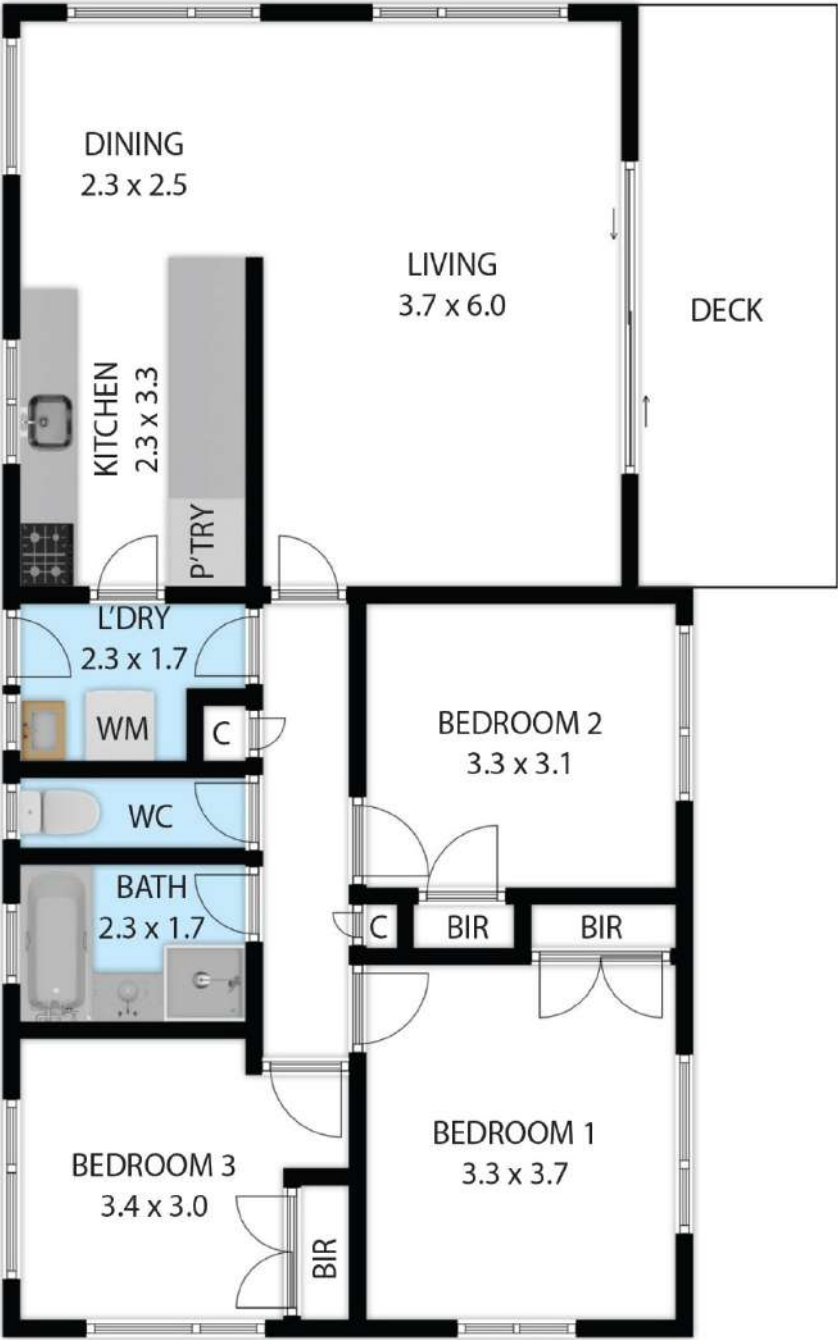
✉️ darrell@bestmove.co.nz

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floor plan



This plan is for illustrative purposes only

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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



Identifier **TND3/1386**

Land Registration District **Taranaki**

Date Issued 10 May 1976

Prior References
TNC4/975

Estate Fee Simple
Area 593 square metres more or less
Legal Description Lot 1 Deposited Plan 11855
Registered Owners
Antony Nicholas Harris as to a 1/2 share
Sirikorn Lertanuntrakul as to a 1/2 share

Interests
Subject to a right (in gross) to convey sewerage over part coloured broken yellow N-C-D on Plan 10898 in favour of The New Plymouth City Council created by Transfer 210902
The easements created by Transfer 210902 are subject to Section 351E (1) (a) Municipal Corporations Act 1954
Subject to a right (in gross) to carry stormwater over part coloured broken orange I-H-G-O on Plan 10898 in favour of The New Plymouth City Council created by Transfer 210903
The easements created by Transfer 210903 are subject to Section 351E (1) (a) Municipal Corporations Act 1954
Subject to sewerage drainage rights (in gross) over part coloured broken black on Plan 10898 in favour of The New Plymouth City Council created by Transfer 152242
The easements created by Transfer 152242 are subject to Section 351E (1) (a) Municipal Corporations Act 1954
209853 Resolution imposing Building Line Restriction
11004623.3 Mortgage to ANZ Bank New Zealand Limited - 19.1.2018 at 11:51 am

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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



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

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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