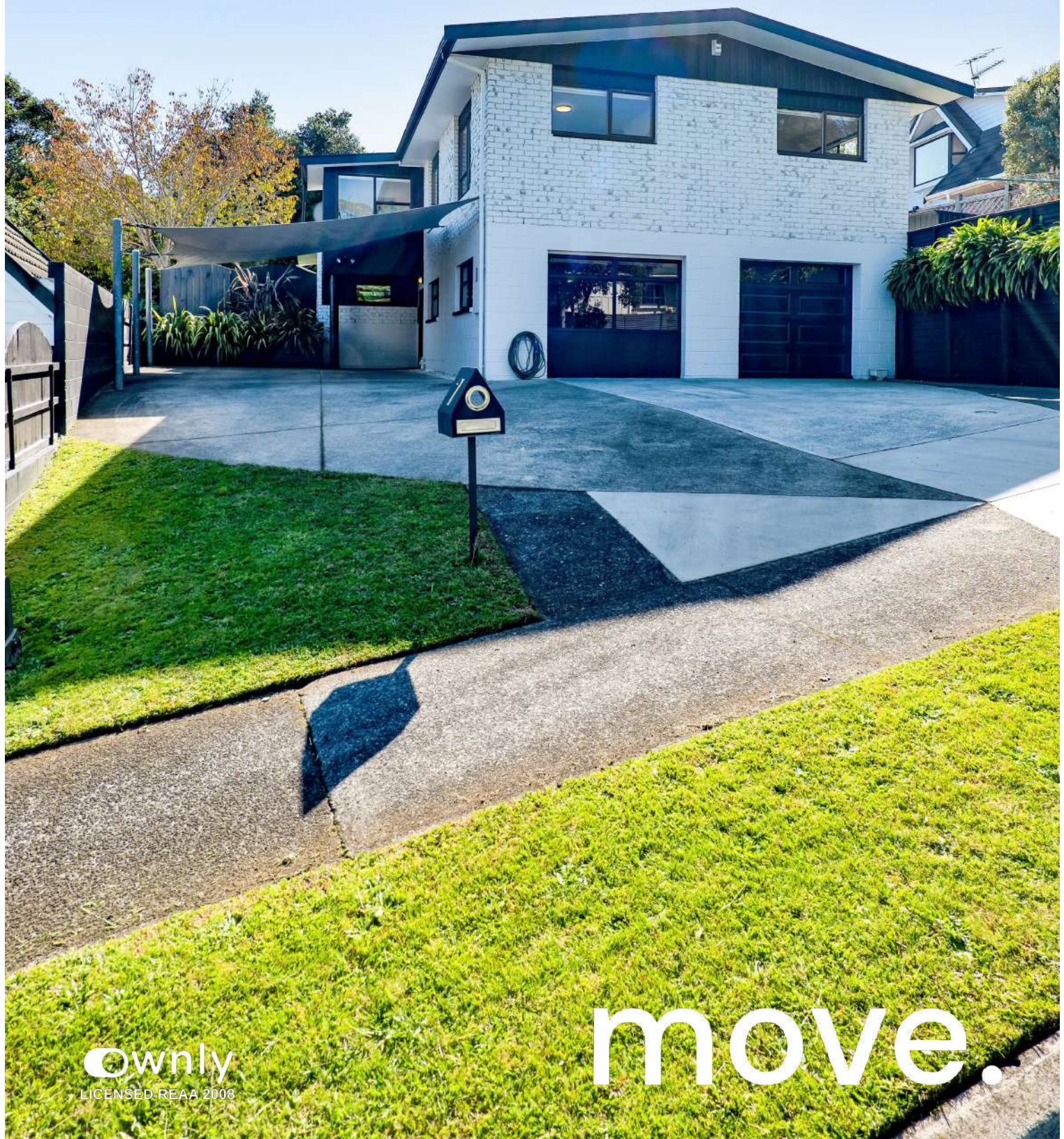


7 lombardy place  
whalers gate







## 7 lombardy place whalers gate

4 
 2 
 1 
 1 
 202 m<sup>2</sup>
 647 m<sup>2</sup>

### a home to show and share

Located on a quiet, no-exit street in an inherently popular part of the city, this well-presented 1970's family home offers the perfect blend of privacy and practicality.

The generous open-plan living area enjoys the warmth and ambience of the wood burner fireplace, and sliding doors outside to the patio. Step up into the dining space and kitchen, which opens to the deck. The kitchen has plenty of storage space, a large bench prep area, and gas cooking. The recent cosmetic makeover includes new carpet, new paint and a crisp sharp main bathroom. Relax and work from home in the upstairs office with gorgeous views overlooking the street and bush. You will also find upstairs three good-sized bedrooms, the main bathroom, separate toilet, and the separate laundry. Downstairs is the fourth bedroom with its own ensuite making this the ideal spot for longer staying guests, or a teens retreat.

Thoughtfully landscaped to provide easy-care living with a genuine sense of privacy, the outdoor 647sqm area boasts a deck out from the dining room which steps down to the patio, a great spot for the adults to relax and entertain. The established trees offer privacy without taking away the space for the kids and pets to play. A single, internal access garage, plus the covered off street parking area will keep the cars and BIG toys covered.

The location is superb, with the quiet cul-de-sac providing peace of mind, quick access into Barrett Domain, or a short walk to Locals Café.

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## property information

### legal

legal description: freehold  
council rates: \$3,000.94  
rateable value: \$700,000  
floor area: 202 m<sup>2</sup>  
land area: 647 m<sup>2</sup>

### property

built in: 1970's  
bedrooms: 4  
bathrooms: 2  
lounges: 1  
garage: 1  
cladding: brick, fibre cement  
roofing: iron  
heating/cooling: ventilation system  
hot water: infinity  
insulation: ceiling  
fencing: partial  
land contour: flat  
glazing: single  
internet: available

### reports & information

see move website

### water and sewage

mains

### chattels

auto garage door, window treatments, dishwasher, electric oven, gas cooktop, fixed floor coverings, garden shed, heated towel rail, infinity water heating system, light fittings, range hood, ventilation system, waste disposal

📞 027 493 7134

✉️ [darrell@bestmove.co.nz](mailto:darrell@bestmove.co.nz)

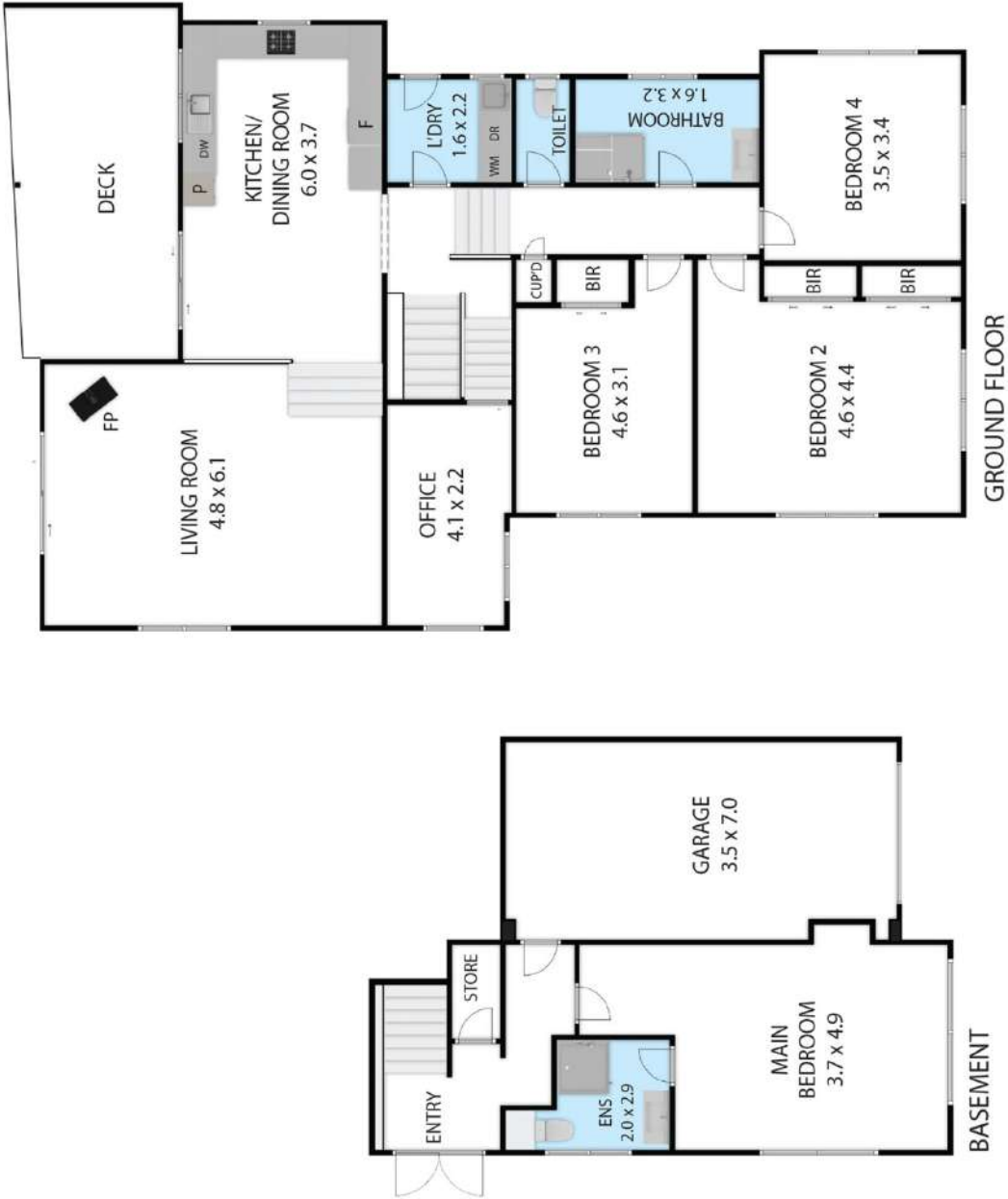
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floor plan



FLOORPLANS  
POWERED BY  
**M&K**  
PHOTOGRAPHY

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** **TND3/583**  
**Land Registration District** **Taranaki**  
**Date Issued** 17 December 1975  
**Prior References**  
TNA1/1337

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**Estate** Fee Simple  
**Area** 647 square metres more or less  
**Legal Description** Lot 54 Deposited Plan 11669  
**Registered Owners**  
Kelly Residential Holdings Limited

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**Interests**  
228201.5 Resolution imposing Building Line Restriction - 17.12.1975  
11971039.3 Mortgage to ASB Bank Limited - 15.1.2021 at 2:19 pm



## raving reviews



### Darrell came through for us.

Good, open and clear communications, a knowledge of the intricacies of the real-estate process and an energy in marketing the property were all assets that Darrell brought to the project. By working together with Darrell we were

– Bob and Georgena



### Professional, Knowledgeable and Trustworthy

Darrell made the entire process easy and relaxed and kept us informed. Darrell is a professional, gave us sound advice and got us the result we were after. We would use Darrell again as our agent.

– Regan and Abbie



### Very professional and pleasant and easy to get on with.

Darrell was pleasant and professional. Every time he came round to the house he was smiling and put me at ease. I had never sold a house before and really didn't know to go about it. But with his knowledge and expertise and friendly

– Mary Moore



### Darrell – The man!

As first time home sellers and knowing very little about the process, Darrell had immeasurable patience. Went above and beyond on numerous occasions. Touched base often about updates. Would absolutely recommend Darrell!

– Jason and Joanna

## about me

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.

# move.



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