

3 milne place  
merrilands



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## 3 milne place merrilands

 3  1  2  1  90 m<sup>2</sup>  383 m<sup>2</sup>

## beginner's winner!

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

The entry opens directly into the open plan living and dining area, which is kept warm and cozy with the heat pump and wood burner fireplace. The kitchen has plenty of bench space and storage, as well as elevated views over Merrilands. There are three bedrooms and a modest bathroom, while a separate laundry and a separate toilet mean the home is as functional as it is inviting. The home is tidy but dated and some cosmetic work here. New carpet and interior white washing would give this a great refresh, however the home is still perfectly livable as is.

Simplicity is the key outside, with the sun-soaked deck and the easy-care lawn creating a low maintenance and enjoyable environment. The fully fenced back lawn gives peace of mind for adults while kids and pets can play safely. The off-street parking completes the appeal.

Convenient amenities are close at hand, with both New World Supermarket and the Merrilands shops within easy reach. The educational opportunities are just as impressive – close to Merrilands Primary, and NPGHS, with Sacred Heart and Boys High school a little further away. This location is a great aspect to the strength of your investment both now, and into the future.

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## property information

### legal

legal description: freehold  
council rates: \$2,849.64  
rateable value: \$490,000  
floor area: 90 m<sup>2</sup>  
land area: 383 m<sup>2</sup>

### property

bedrooms: 3  
bathrooms: 1  
lounges: 1  
cladding: 1980's  
roofing: iron  
heating/cooling: heat pump  
hot water: electric  
insulation: ceiling, underfloor  
fencing: fully fenced  
land contour: sloping  
internet: available

### reports & information

see move. website

### water and sewage

town mains

### chattels

window treatments,  
dishwasher, electric oven,  
electric stove, fixed floor  
coverings, garden shed, heat  
pump and one remote, light  
fittings

📞 027 493 7134

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

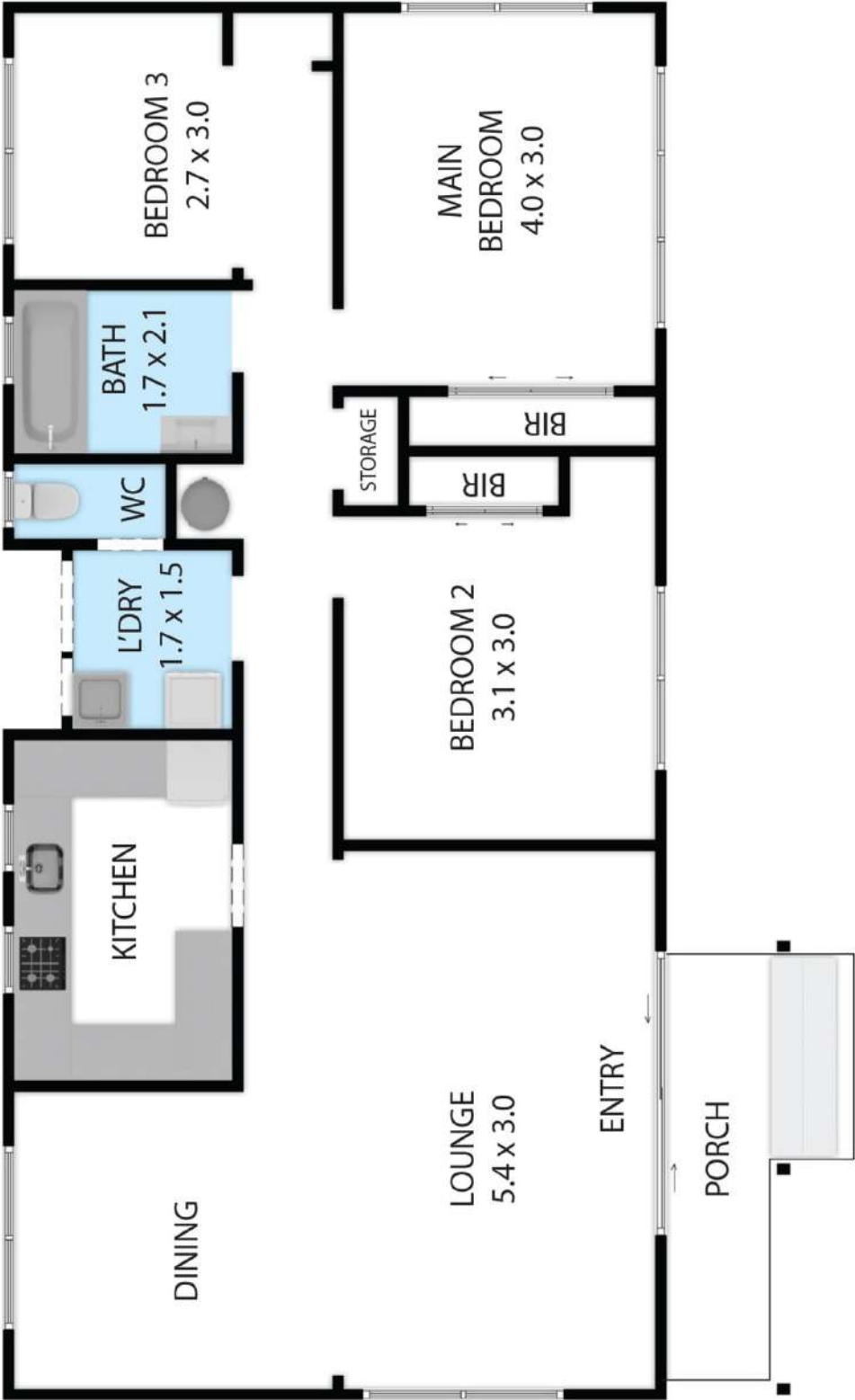
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floor plan



FLOORPLANS  
POWERED BY  
**MAK**  
PHOTOGRAPHY

This plan is for illustrative purposes only

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title



**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** 912094  
**Land Registration District** Taranaki  
**Date Issued** 19 December 2019  
**Prior References**  
TNE4/717

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**Estate** Fee Simple  
**Area** 383 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 542057  
**Registered Owners**  
Sam Robert Sutton as to a 1/3 share  
Cameron Kevin Duffy as to a 1/3 share  
Kimberley Maree Sutton as to a 1/3 share

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**Interests**

11014029.2 Mortgage to TSB Bank Limited - 26.1.2018 at 12:39 pm  
11639806.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 19.12.2019 at 9:28 am  
Appurtenant hereto is a right to drain sewage created by Easement Instrument 11639806.3 - 19.12.2019 at 9:28 am  
The easements created by Easement Instrument 11639806.3 are subject to Section 243 (a) Resource Management Act 1991  
Land Covenant in Covenant Instrument 11639806.4 - 19.12.2019 at 9:28 am

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## 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.

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