



94a bayly road  
blagdon

ownly  
LICENSED REAA 2008

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## 94a bayly road blagdon

 3  1  1  1  130 m<sup>2</sup>  851 m<sup>2</sup>

### a family treasure with the views

A peaceful, family home on a quiet cul-de-sac, fabulous mountain views, and a convenient location. Have I got your attention yet?!

This tidy 1970's home has recently had a great bathroom makeover. A deep bath, separate shower, and new vanity are smart and classy, with a separate toilet for convenience. The kitchen boasts plenty of potential for further enhancement but perfectly functional as is. The step-down separate lounge has access out to the deck and the large windows capture the stunning mountain. Further highlights are the full-length windows, the pitched ceiling, the dedicated laundry room and two heatpumps. Accommodation is provided with three sunny bedrooms.

The highlights continue outside, where the sheltered deck provides the perfect spot from which to appreciate the full scope of that gorgeous view and entertain family and friends with the sunset streaming in. The section has plenty of lawn space for active kids and pets, plus raised garden beds for home grown vegetables. There is off-street parking plus a single garage with a large workspace.

This delightful home represents a great balance of comfort and convenience, with scope to upgrade at your leisure. Contact Darrell on 0274 937 134 today to arrange a viewing.

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## property information

### legal

legal description: freehold  
council rates: \$2,896.25  
rateable value: \$560,000  
floor area: 130 m<sup>2</sup>  
land area: 851 m<sup>2</sup>

### property

built in: 1970's  
bedrooms: 3  
bathrooms: 1  
lounges: 1  
parking: 1  
cladding: Block and Fibre cement boards  
roofing: coloursteel  
heating/cooling: heat pump  
hot water: infinity  
insulation: walls, ceiling, underfloor  
fencing: partial  
land contour: sloping  
internet: available

### reports & information

see move website

### water and sewage

mains

### chattels

auto garage door opener and 2 remotes, window treatments, dishwasher, electric oven, gas cooktop, extractor fan 1  
bathroom, fixed floor coverings, garden shed, heated towel rail 1, heat pumps 2 and 1 remote, infinity water heating system, light fittings, range hood

📞 027 493 7134

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

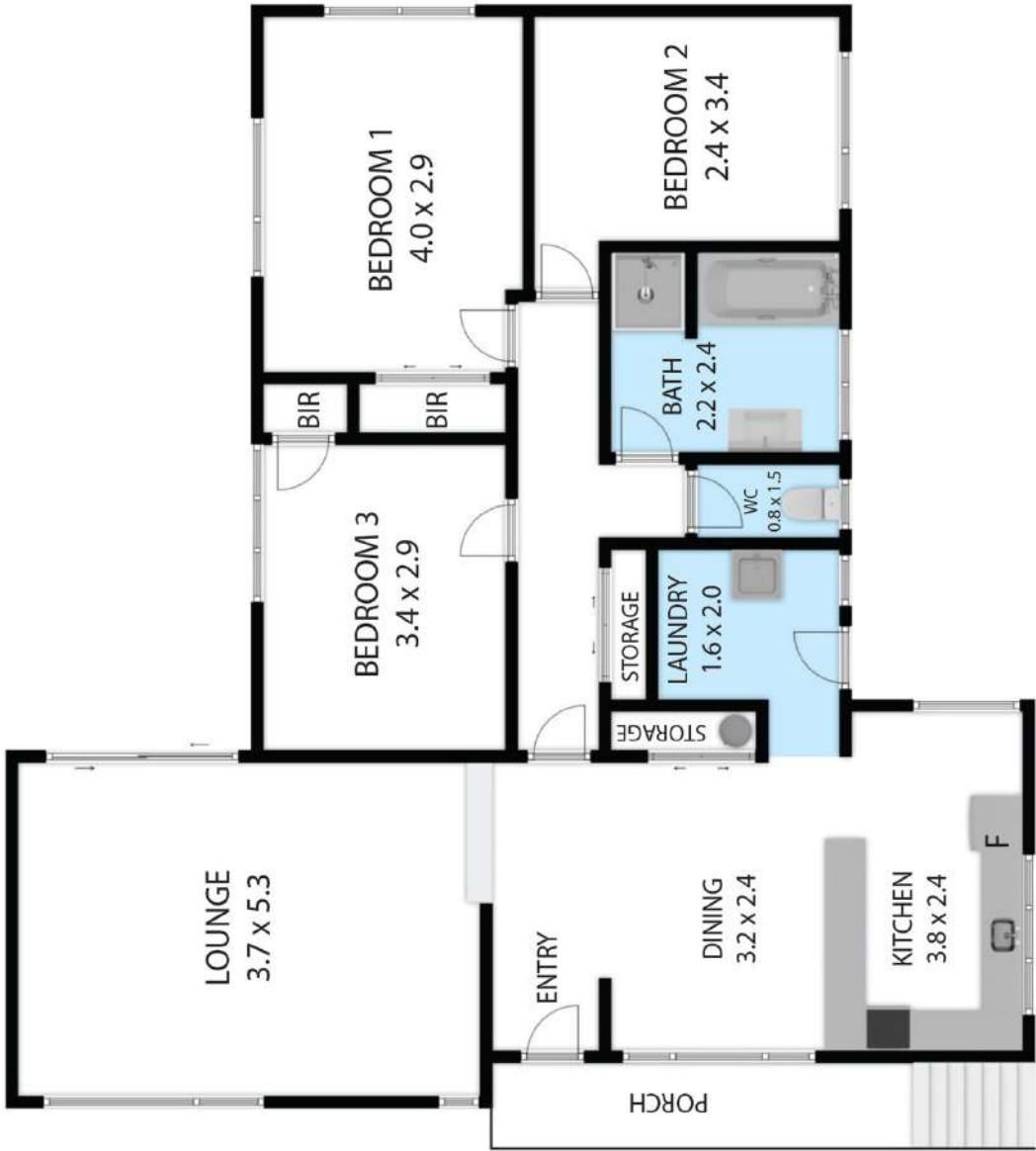
🌐 [bestmove.co.nz](http://bestmove.co.nz)



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floor plan



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** TNH4/1325  
**Land Registration District** Taranaki  
**Date Issued** 01 November 1990

**Prior References**  
TNC2/983

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**Estate** Fee Simple  
**Area** 851 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 10356  
**Registered Owners**  
Simon Alfred Busby

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**Interests**  
Appurtenant hereto is a right of way and to sewer and water pipelines, underground power and telephone cable rights specified in Easement Certificate 192651  
Subject to a right of way and to sewer and water pipelines, underground power and telephone cable rights over part coloured yellow on DP 10356 specified in Easement Certificate 192651  
The easements specified in Easement Certificate 192651 are subject to Section 351E (1) (a) Municipal Corporations Act 1954  
W8754 Building Line Restriction  
10689928.3 Mortgage to TSB Bank Limited - 17.2.2017 at 4:21 pm

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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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027 493 7134



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



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