

11 roto street
westown



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4
 2
 1
 2
 220 m²
 553 m²

renovated family sanctuary

On a flat, easy section close to quality schools and handy amenities, this two-storey renovated home boasts all the space a growing family could wish for.

What's been done? Significant internal and external makeover including new double-glazed windows throughout, new kitchen, 2 x new bathrooms, central gas radiator heating throughout, re-paint, re-wire, re-plumb. Whew!!

The updated kitchen ensures the ability to cater to any occasion, with stone benchtop, gas cooktop, pantry space and large breakfast bar. The open plan includes the dining room and generous living room, with cathedral type ceiling adding extra space and grandeur. The stacker door connects you to the deck outside. A bevy of heating solutions (including the Baxi Delonghi Central Heating System, double glazed windows, and insulation) guarantee year-round comfort. Upstairs are three bedrooms plus the family bathroom and separate toilet. The main bedroom has a walk-in wardrobe and the ensuite. Downstairs is an internal access single garage with workshop, laundry space with ample storage, the fourth bedroom and an awesome second living room or rumpus room.

Outside, the deck wraps around and is the perfect spot from which to unwind and relax, with the flat section providing plenty of space for families of all shapes and sizes. There is plenty of opportunity here to keep it low maintenance or unleash your garden inspiration with a vege garden, flower beds, citrus – whatever takes your fancy!

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property information

legal

legal description: freehold
council rates: \$3,058.81
floor area: 220 m²
land area: 553 m²

property

built in: 1979
bedrooms: 4
bathrooms: 2
lounges: 2
garage: 1
cladding:
fibre cement, frontier board
roofing: coloursteel
heating/cooling: central heating
hot water: gas electric
insulation: walls, ceiling
fencing: partial
land contour: gentle slope
glazing: double
internet: available

reports & information

see move website

water and sewage

town mains

chattels

Central Heating NZ System -
Baxi Delonghi System, auto
garage door and 2 remotes,
window treatments,
dishwasher, electric oven, gas
cooktop, extractor fan 2
bathroom, fixed floor coverings,
heated towel rails 2, light
fittings, rangehood, smoke
detectors 2, tv brackets,
ventilation system

📞 027 493 7134

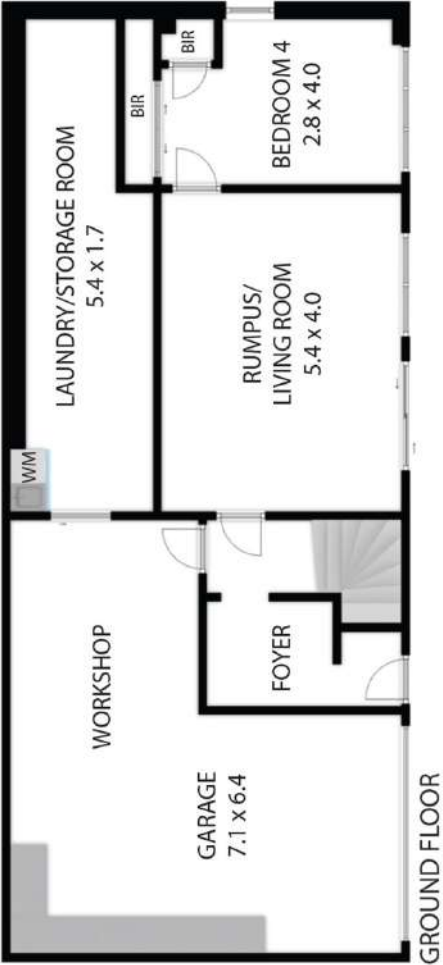
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floor plan



This plan is for illustrative purposes only

FLOORPLANS
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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 **TNE3/656**
Land Registration District **Taranaki**
Date Issued 27 October 1978
Prior References
TNB4/311

Estate Fee Simple
Area 553 square metres more or less
Legal Description Lot 4 Deposited Plan 12604
Registered Owners
Matthew John Scrimgeour and Astrid Maria Gerardina Catharina Scrimgeour

Interests
253416.1 Resolution imposing Building Line Restriction - 27.10.1978 at 12.24 pm
Appurtenant hereto is a right to drain sewage specified in Easement Certificate 253416.4 - 27.10.1978 at 12.24 pm
Subject to a right to drain sewage over part marked f-g on DP 12604 specified in Easement Certificate 253416.4 - 27.10.1978 at 12.24 pm
The easements specified in Easement Certificate 253416.4 are subject to Section 351E (1) (a) Municipal Corporations Act 1954
11906997.2 Mortgage to ANZ Bank New Zealand Limited - 4.11.2020 at 2:34 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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