

6 mangaotuku lane
whalers gate





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 3  2  2  1  161 m²  1027 m²

good as new (it virtually is!)

Privacy, space, views. Located in sought-after Whalers Gate, this modern 2021 brick home is ideal for families, with great schools, popular parks and quality amenities all within easy reach.

Step directly into the modern versatile living areas and enjoy the warmth enhanced by the double-glazed windows throughout, plus the heat pump, ventilation system and cosy insulation as to be expected of a home only a couple of years old. The living space is open plan with the dining and kitchen, while seamlessly flowing outside to the deck. The striking kitchen has a sizable pantry, gas cooking, and an island bench with breakfast bar. Access to the deck from stacker doors ensures you'll make the most of this tranquil setting. Accommodation is provided with three bedrooms (one opens directly to the deck!) and is complemented by two bathrooms (including ensuite).

Fully-fenced, the outdoor area is a low-maintenance space with a peaceful feel and views. The internal access double garage also has the laundry and opens directly out to the deck. There is an easy-care lawn, great spot for a trampoline, and the grounds do extend down steeply towards the stream. Currently a blank canvas but could make a lovely spot for some fruit trees.

With vacant possession available and the vendors are determined to achieve a sale and a change of ownership is imminent. Immediate action is advised

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property information

legal

legal description: freehold
council rates: \$2,974.08
rateable value: \$960,000
floor area: 161 m²
land area: 1027 m²

property

built in: 2021
bedrooms: 3
bathrooms: 2
lounges: 1
garage: 2
cladding: Brick
roofing: coloursteel
heating/cooling: heat pump
hot water: gas infinity
insulation: ceiling, walls
fencing: fully fenced
land contour: flat, steep
glazing: double
internet: available

reports & information

see move website

water and sewage

town mains

chattels

auto garage door opener and 2 remotes, window treatments, dishwasher, electric oven, gas cooktop, extractor fan bathroom, fixed floor covering, heated towel rail, heat pump and remotes, washing machine, infinity water heating system, light fittings, rangehood, refrigerator, smoke detector, tv brackets, ventilation system, waste disposal.

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floor plan



FLOORPLANS
POWERED BY
MKK
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 854386
Land Registration District Taranaki
Date Issued 15 February 2019
Prior References
738462

Estate Fee Simple
Area 1027 square metres more or less
Legal Description Lot 5 Deposited Plan 528541
Registered Owners
Muhammad Kamruddin Tipu Khan

Interests

451763.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.6.1998 at 10:55 am
Land Covenant in Transfer 6288708.1 - 26.1.2005 at 9:00 am
Subject to a right (in gross) to convey sewage over part marked F on DP 528541 in favour of New Plymouth District Council created by Easement Instrument 10368658.4 - 4.8.2016 at 3:00 pm
The easements created by Easement Instrument 10368658.4 are subject to Section 243 (a) Resource Management Act 1991
Subject to rights to drain sewage over part marked G and H on DP 528541 created by Easement Instrument 11335251.3 - 15.2.2019 at 11:49 am
Appurtenant hereto are rights of way, rights to drain sewage and water, rights to convey water, electricity, gas and telecommunications created by Easement Instrument 11335251.3 - 15.2.2019 at 11:49 am
The easements created by Easement Instrument 11335251.3 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Covenant Instrument 11335251.7 - 15.2.2019 at 11:49 am
12496648.2 Mortgage to Mortgage Holding Trust Company Limited - 30.6.2022 at 12:39 pm
12570290.2 Surrender of the right to drain sewage over parts marked G, H on DP 528541 created by Easement Instrument 11335251.3 as appurtenant to Lot 1 DP 582382 - 7.11.2022 at 7:36 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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