

9 fairgray row  
vogeltown





## 9 fairgray row vogeltown

 3  2  2  1  170 m<sup>2</sup>  814 m<sup>2</sup>

## make your move

First home buyers, retirees and investors will all be intrigued by this warm and inviting property, an immaculately presented home located close to a bevy of convenient amenities.

Thoughtfully configured open plan design optimizes the space and invites plenty of sunlight into this charming home, with easy flow out to the private northwest facing deck, which is the perfect spot to unwind with family and friends, or simply enjoy the sunset, the bird song, and the rustle of wind through the treetops. The smart heating solutions include a heat pump, a ventilation system and a near new wood burner fireplace, all contributing to the inherent warmth of the home. Three bedrooms provide ample accommodation, with two bathrooms (including an ensuite off the master) and a separate toilet for increased functionality.

The entertainer's deck looks out across established mature trees, creating an idyllic setting in which to host family and friends. The double, internal access garage will be appreciated on wet days and hosts the laundry. Ample off-street parking completes this enticing picture.

While the home itself is thoroughly enticing it's the location that will stand out for many. Close to Pukekura Park, Yarrow Stadium, with easy access to town and the coastal walkway.

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## property information

### legal

legal description: freehold  
council rates: \$2,964.32  
rateable value: \$730,000  
floor area: 170 m<sup>2</sup>  
land area: 814 m<sup>2</sup>

### property

built in: 2007  
bedrooms: 3  
bathrooms: 2  
lounges: 1  
garage: 2  
cladding: brick  
roofing: metal tiles  
heating/cooling: heat pump, fireplace, panel heaters, HRV  
hot water: electric  
insulation: walls, ceiling  
land contour: steep  
internet: available

### reports & information

see move. website

### water and sewage

mains

### chattels

auto garage door opener and 3 remotes, window treatments, clothesline, dishwasher, electric oven, electric cooktop, extractor fan 2 bathroom, fixed floor covering, heated towel rails 2, heat pumps 2 and 2 remotes, light fittings, rangehood, refrigerator, smoke detectors 2, tv brackets, ventilation system, waste disposal, panel heaters 2, alpine pure spa monaco model.

📞 027 493 7134

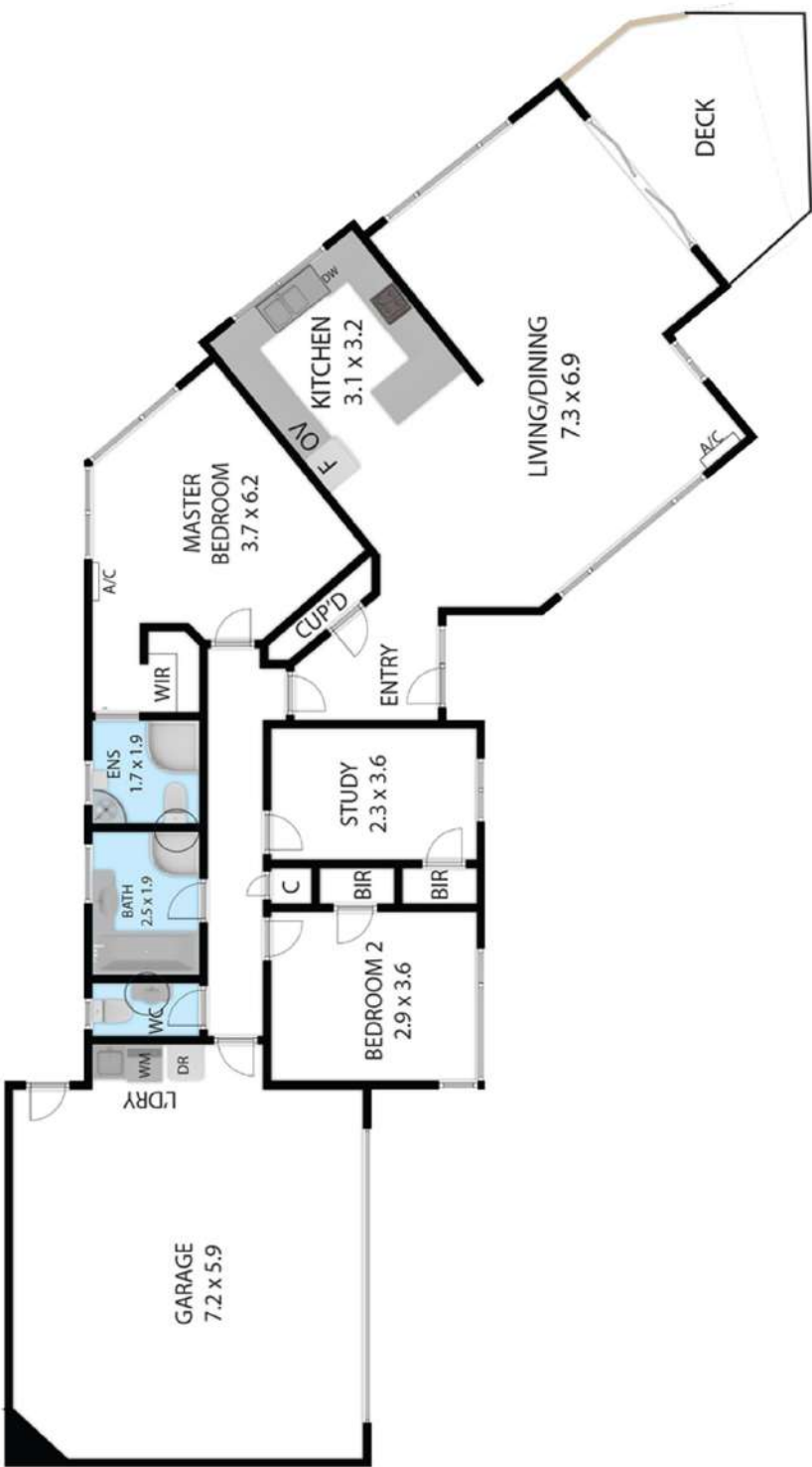
✉️ [darrell@bestmove.co.nz](mailto:darrell@bestmove.co.nz)

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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** 250639  
**Land Registration District** Taranaki  
**Date Issued** 29 November 2006  
**Prior References**  
TNH3/198 TNH3/199

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**Estate** Fee Simple  
**Area** 814 square metres more or less  
**Legal Description** Lot 5 Deposited Plan 361596  
**Registered Owners**  
Ricky Mathew Chapman as to a 3/4 share  
Alice Jane O'Donnell as to a 1/4 share

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**Interests**

Subject to Section 59 Land Act 1948  
351190.1 Resolution imposing Building Line Restriction - 1.7.1988 at 9.10 am  
Subject to a right to convey electricity, gas, computer media and telecommunications over part marked A on DP 361596 created by Easement Instrument 7135261.3 - 29.11.2006 at 9:00 am  
Subject to a right (in gross) to convey water over part marked A on DP 361596 in favour of New Plymouth District Council created by Easement Instrument 7135261.4 - 29.11.2006 at 9:00 am  
The easements created by Easement Instrument 7135261.4 are subject to Section 243 (a) Resource Management Act 1991  
Subject to a right of way, right to convey water, sewage and stormwater over part marked A on DP 361596 created by Easement Instrument 7228935.1 - 13.2.2007 at 9:00 am  
The easements created by Easement Instrument 7228935.1 are subject to Section 243 (a) Resource Management Act 1991  
Subject to a right (in gross) to convey electricity and gas over part marked A on DP 361596 in favour of Powerco Limited created by Easement Instrument 8675351.1 - 13.1.2011 at 4:22 pm  
12313025.3 Mortgage to TSB Bank Limited - 8.12.2021 at 11:46 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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027 493 7134



darrell@bestmove.co.nz



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