

15/70 Waltham Road, Sydenham



68m2











PROPERTY DETAILS

ADDRESS:

15/70 Waltham Road, Sydenham

LEGAL DESCRIPTION:

Principal Unit 57 and Accessory Unit 57A Deposited Plan 504225

RATEABLE VALUE:

\$530,000

PROPERTY TITLE TYPE:

Townhouse

PROPERTY AGE:

2010-2019

PRICING:

Enquiries over \$425,000

OPEN HOMES:

Refer to Trademe for open home times & dates

PRIVATE VIEWINGS:

Please contact me for a private viewing - 0275475232

LISTING:

https://www.officeroad.co.nz//property?property_id=1243900

PROPERTY DESCRIPTION

CONTEMPORARY SIMPLICITY ON THE CITY FRINGE

Entry-level comfort and style are achieved in spades at this modern two-bedroom townhouse, creating the perfect opportunity for buyers stepping into home ownership or investors seeking a contemporary city-fringe addition to their portfolio.

Spanning two levels, this well-designed townhouse includes two bedrooms and bathrooms upstairs, while the ground floor is devoted to everyday living. The modern configuration seamlessly connects the sleek kitchen and breakfast bar to the lounge, with easy access to an outdoor patio.

An on-site car park is another advantage of this property which is less than five minutes from the CBD and exceptionally close to ever-popular St Martins, resulting in the perfect balance between suburban ease and urban convenience.

Set with an extensive chattels list, this property is currently tenanted on a periodic basis meaning its suitable for an investor to add to their portfolio or someone wanting to call this home.

The vendor is determined to sell, and early viewing is highly recommended. Contact me for more information.

Please be aware that this information may have been sourced from RPNZ/ Property Guru/ Land Information New Zealand/ Local Council and we have not been able to verify the accuracy of the same. Refer to our Passing Over of Information Statement at: www.officeroad.co.nz/passing-over-of-information

Office Road Real Estate Powered by Agent X (2021) Licensed Agent REAA 2008



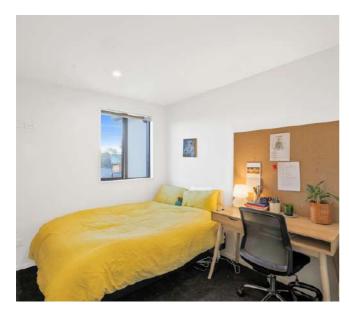
































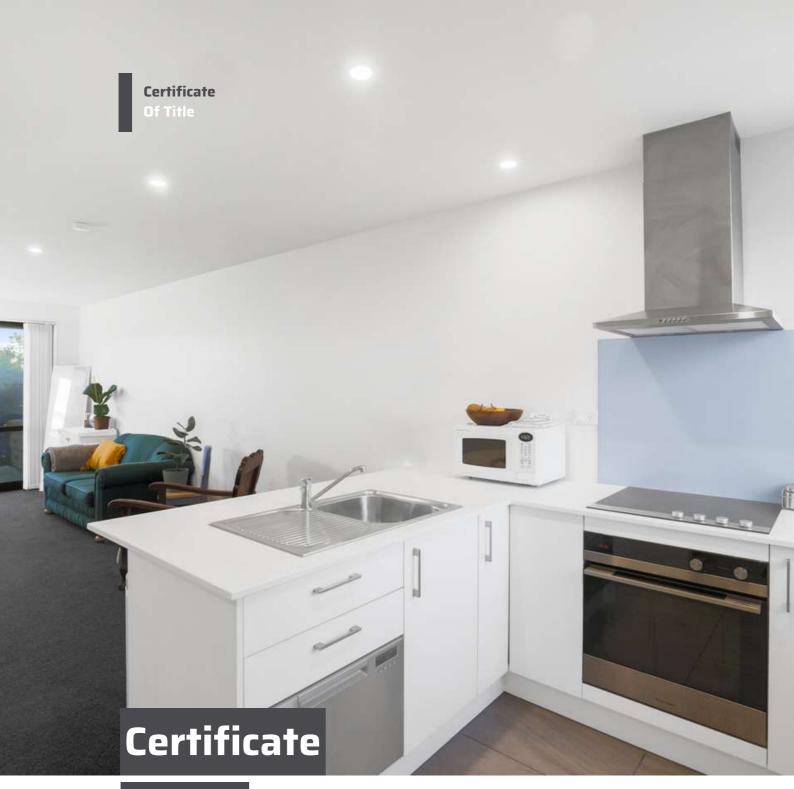












Of Title



RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 UNIT TITLE



Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017

R.W. Muir Registrar-General of Land

Identifier 758157

Land Registration District Canterbury

Date Issued 12 May 2017

Prior References Supplementary Record Sheet

670029 781506

Estate Stratum in Freehold

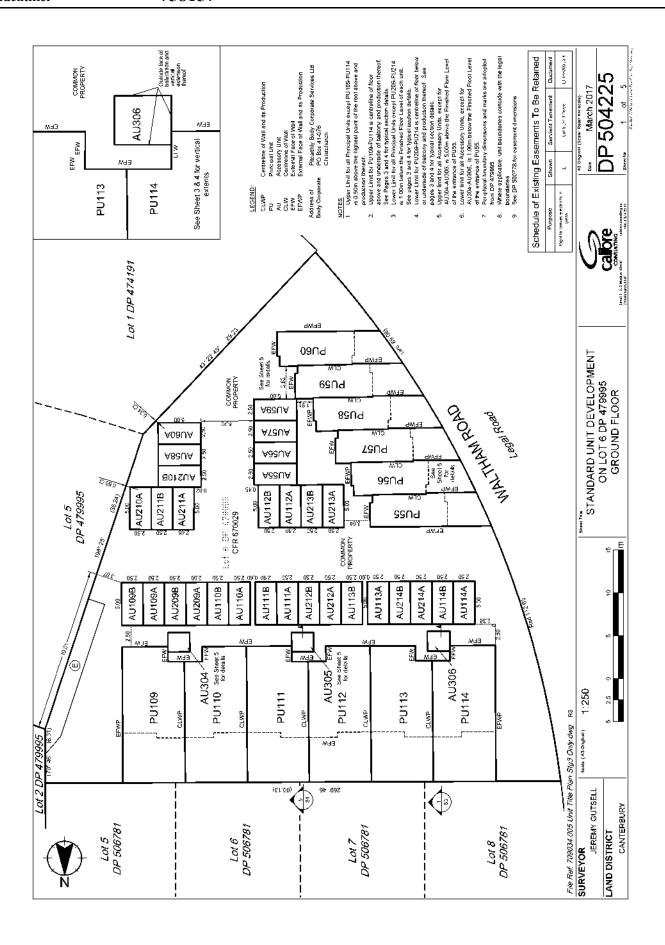
Legal Description Principal Unit 57 and Accessory Unit 57A

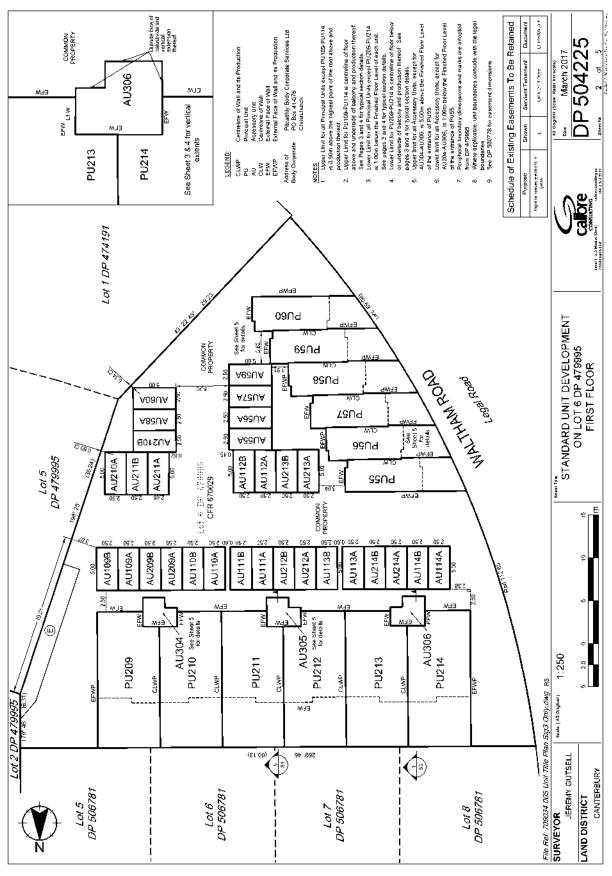
Deposited Plan 504225

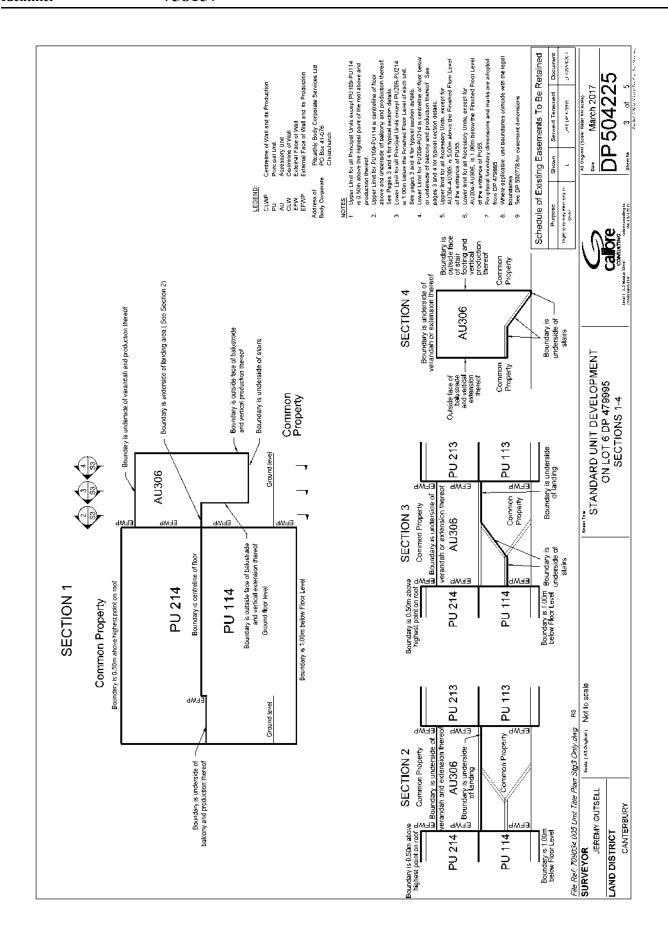
Registered OwnersAhmad LTC Limited

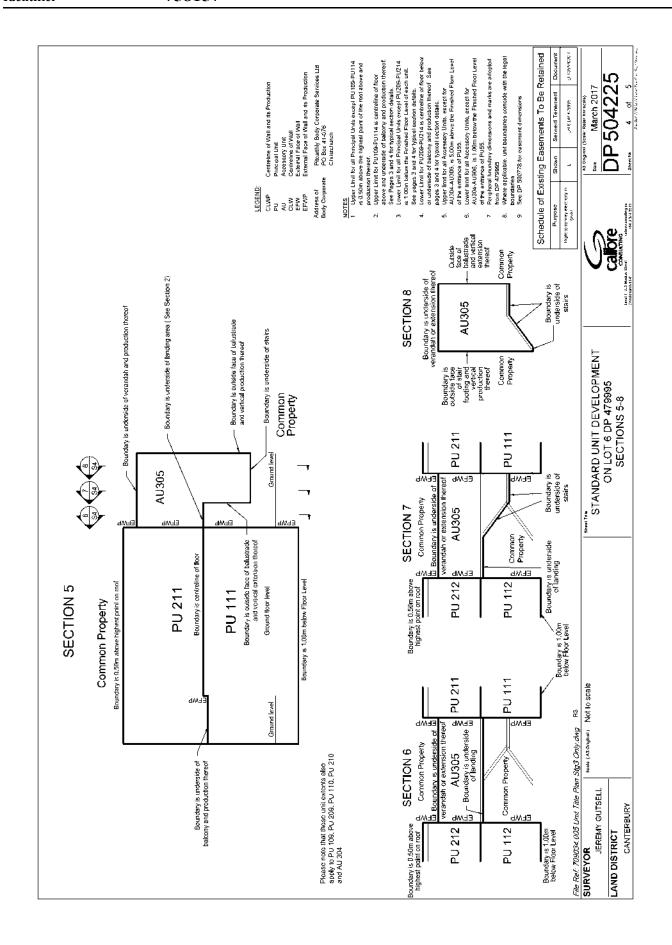
The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet

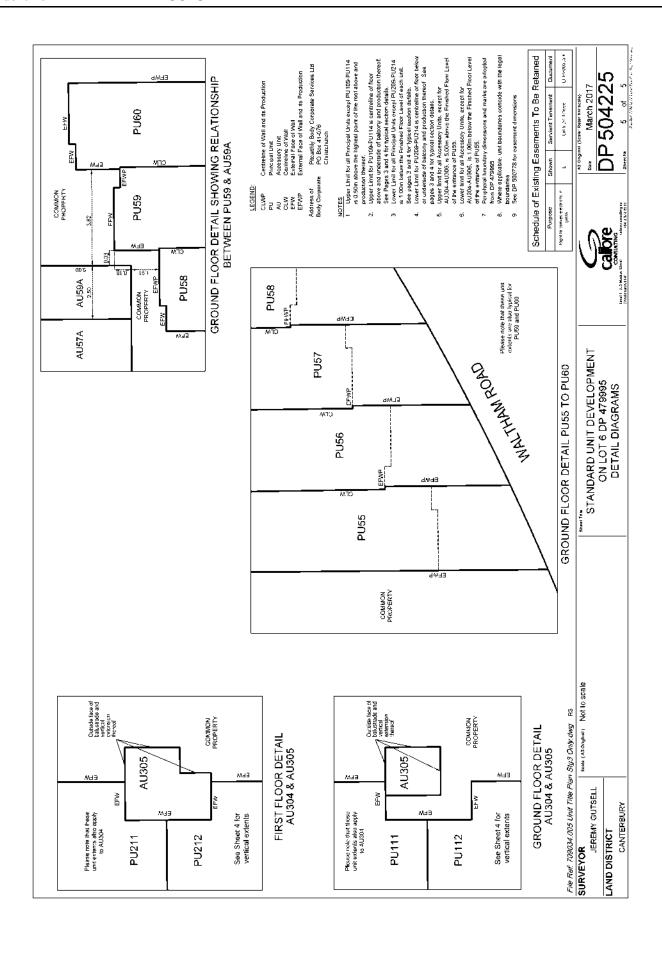
10812829.2 Mortgage to Westpac New Zealand Limited - 7.6.2017 at 4:09 pm













SUPPLEMENTARY RECORD SHEET UNDER UNIT TITLES ACT 2010

Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017

Identifier 781506

Land Registration District Canterbury

Date Issued12 May 2017Plan NumberDP 504225

Subdivision of

Lot 6 Deposited Plan 479995

Prior References

670029

Unit Titles Issued

758155	758156	758157	758158
758159	758160	758161	758162
758163	758164	758165	758166
758167	758168	758169	758170
758171	758172		

Interests

OWNERSHIP OF COMMON PROPERTY

Pursuant to Section 47 Unit Titles Act 2010 -

- (a) the body corporate owns the common property and
- (b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

Land Covenant in Transfer 808627 - 15.9.1970 at 2:55 pm (Limited as to Duration) (affects parts formerly Part Lot 21 DP 3167, Part Lot 2 DP 9230 and Lot 2 and Part Lot 1 DP 9482)

9853357.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 6.11.2014 at 1:54 pm

Subject to a right to convey electricity (in gross) over part marked E on DP 500778 in favour of Orion New Zealand Limited created by Easement Instrument 10580030.4 - 30.9.2016 at 3:35 pm

10754033.4 Certificate of assessment of ownership interest pursuant to Section 32 Unit Titles Act 2010 - 12.5.2017 at 3:30 pm

10754033.5 Notice of body corporate operational rules pursuant to Section 105 Unit Titles Act 2010 - 12.5.2017 at 3:30 pm



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Rates and valuation search

Start typing the street number (not the unit number) and name in the search box to view rates and valuation details.

Tip: If you're having trouble finding a unit or flat, try the Alternative Search, or try entering the house number, street name and then unit number (e.g. 1 Main Road 34).

Property Information

Property address 15/70 WALTHAM ROAD, WALTHAM, CHRISTCHURCH

Legal descriptionUnit 57 DP 504225 on Lot 6 DP 479995 having share in 2422 m2

Property area (hectares) 0.0000

Valuation number 22560 20403 C

Rating valuation as valued on 1/8/2022

Used to calculate your rates from 1 July 2023 until 30 June 2026.

Note: If your valuation is adjusted mid-year this may not adjust your rates until the following 1 July.

Land value \$144,000

+ Value of improvements \$386,000

= Capital value \$530,000

Rates information

Rate account number 73183759

Current rating year 2023/2024

Current year rates instalments Instalment 1: \$716.10

Instalment 2: \$716.10 Instalment 3: \$716.10 Instalment 4: \$716.28

Current year's rates \$2,864.58

Up-to-date valuations: Amended valuations, as a result of new improvements to a property or settled objections, may not show on our website for up to 3 weeks.

Receive your rates invoice by email

Find out more

Expand all | Collapse all

How your valuation is assessed

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Objecting to your valuation

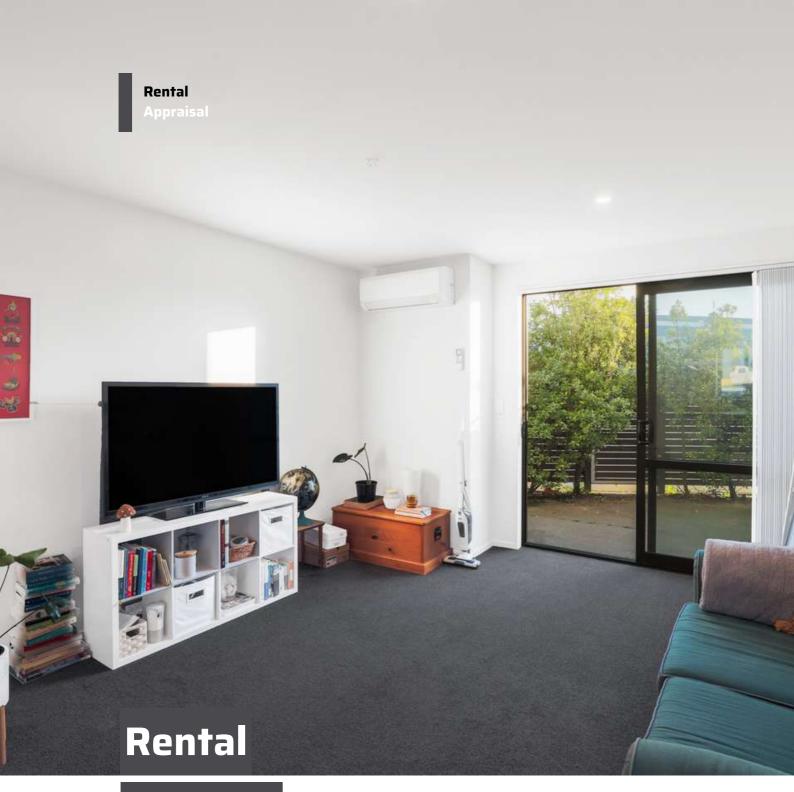
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Changing your valuation

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Due dates for instalments





Appraisal

OFFICE ROAD



RENTAL APPRAISAL

15/70 Waltham Road, Sydenham, Christchurch 2 Bedroom Townhouse

11 July 2023

15/70 Waltham Road, Sydenham is a great rental location, close to the amenities of the city centre. Below is our assessment of the property.

2











Features of this property include: spacious double bedrooms with built-in wardrobes; whiteware included; open plan kitchen / dining / living; private courtyard; allocated off-street carpark.

Current rental market in Sydenham and surrounding suburbs - unfurnished dwellings of a comparable standard listed on Trade Me:

28/17 Bunyan St

\$470

28/6 Waverley St

\$470

5/1 Buchan St

\$460

62/10 Buffon St

\$450

17/70 Waltham Rd

\$450

Market rent data from Tenancy Services 01 December 2022 – 31 May 2023, Sydenham

Townhouse Type

Median Rent

2 bedroom

\$480

Based on assessing the property details and the market rent analysis, we appraise the rent at:

per wee

This report is a market appraisal based on the information provided at the time of assessment. It has been prepared based on statistics provided by Tenancy Services and the current rental market as appraised by the Property Manager. This appraisal is valid for 90 days from the date of this assessment.

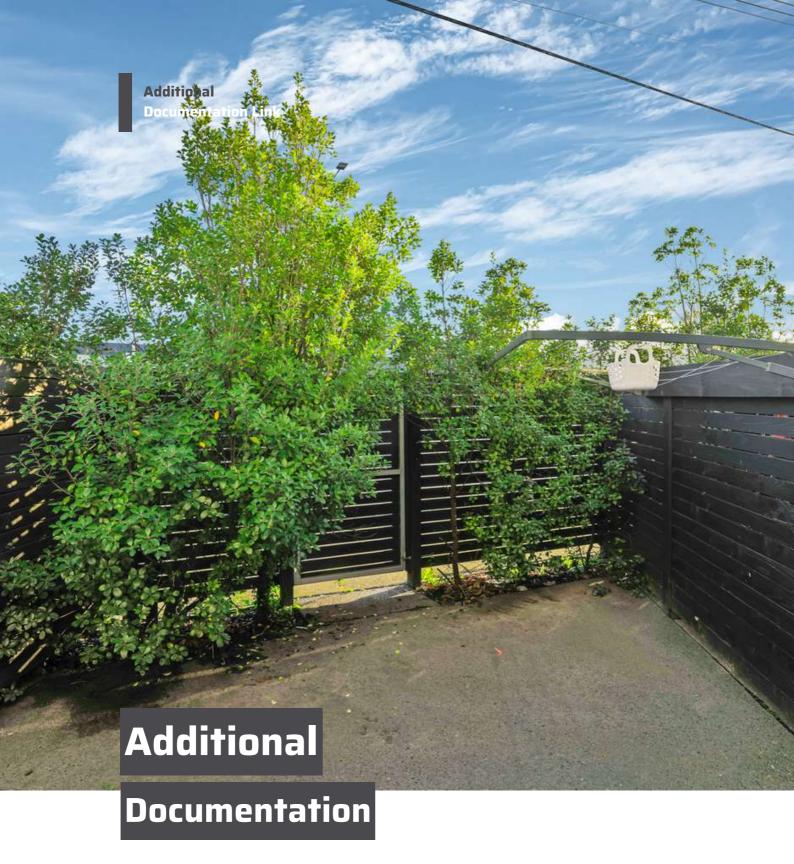
Prepared by

Michelle Bayliss General Manager

Max Property Management Ltd

022 125 2992

michelle@maxproperty.co.nz



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Healthy Homes Standards - Current Level of Compliance

15/70 Waltham Rd, Sydenham, Christchurch

Heating

Description of Heater 1: Heatpump 4.80 Capacity (kW): **Description of Heater 2:** Capacity (kW): 0.00 **Description of Heater 3:** Capacity (kW): 0.00 Total Capacity (kW): 4.80

Heating Exemption: Heating Compliant: Required Capacity (kW): 3.20 No

Date of Heating Compliance: 1/06/2022

Comments:

Insulation

Last Checked: 29/03/2021 Checked By: Titus Group

Insulation Compliant: Date of Insulation Compliance: 29/03/2021 Yes

Location Insulated Type Value Date Comments

Walls Yes Pink Batts Ultra R2.8 21/03/2017 Ceilinas Yes Pink Batts Ultra R3 6 21/03/2017 **Floors** Yes Concrete pad R1.3 21/03/2017

Exemptions:

Ventilation and Habitable Spaces

Does the property have a mechanical ventilation system? Yes Does the property have a building consent on or after 1 November 2019? No Install was prior to July 2019 and meets all the requirements:

Install was prior to July 2019, ventilate to the outside of the house and are in good working order: No

Comments:

Reason of Exemption: Exemption:

Kitchen: Diameter (mm) 0.00 Kitchen: Exhaust Capacity (I/s) 0.00 Bathroom: Diameter (mm) 0.00 Bathroom: Exhaust Capacity (I/s) 0.00 Kitchen: Diameter (mm) 0.00 Kitchen: Exhaust Capacity (I/s) 0.00 Bathroom: Diameter (mm) 0.00 0.00 Bathroom: Exhaust Capacity (I/s)

All Habitable Spaces: Yes Some Habitable Spaces:

State which rooms meet the requirement State which rooms don't meet the requirement

All rooms

Ventilation and Habitable Spaces Compliant: Yes Date of Ventilation and Habitable Spaces Compliance: 22/09/2020

Comments or Exemption:

Moisture and Drainage

Does the property have gutters and down pipes that efficiently drain storm water, surface

water and ground water to an appropriate outfall?

Does the property have any enclosed subfloor spaces? No

Date of Moisture and Drainage Compliance: 22/09/2020 Complies:

Comments or Exemption details:

Draught Stopping

Does the property have any open fireplaces? No

Is the property free from unintentional and unreasonable gaps or holes Yes

that allow noticeable draughts in or out of the building?

Final Compliant Statement

Is the property Healthy Homes compliant? **Date of Final Compliance Statement:**

Comments or Exemption details:

Declaration

We Max Property Management Ltd declare that the information contained in this statement is true and correct as at the date of the signing.

Signed by M. Hurford Date signed ____13/06/2022 (LANDLORDS)

Max Property Management Ltd

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13/06/2022 12:42:24 PM

Healthy Homes Standards - Current Level of Compliance



A BIT ABOUT ANDY

Andy Williams is not only the Business owner of Office Road Real Estate but is an award winning agent. Being awarded in the top 100 Agents in New Zealand by Rate My Agent in 2021. Andy is quickly building a great reputation with track record to boot.

Canterbury born and bred, Andy knows the ever-changing Christchurch well.

He started his career in Personal Training, so working closely with clients and helping them to achieve their own fantastic results is familiar territory to him.

Andy spent many years working in the construction sector focusing on sales and specifications, working alongside architects, developers and builders. This gave him a well-rounded understanding and sound knowledge of everything it takes to improve, build or maximise the potential of a property – from renovations to new builds and developments. It's this knowledge, experience and valuable contacts that gave Andy a strong advantage during his own property investment journey.

Fast forward to now and Andy's desire to help people achieve fantastic results remains the same, and together with his passion for property, it was a natural fit to start helping others with their own property journey.

Andy's approach is straightforward and genuine and he's prepared to have honest conversations to achieve the best possible results for all parties.



A BIT ABOUT RICHIE

Dedication, communication, determination and trust are the key values Richie displays in everything he does.

Although he is a Cantabrian through and through, Richie has spent six years living in various parts of the world where he has gained immense life experience, including well-honed business and negotiation skills. During the time he spent travelling from Bali to China he built up communication and people skills that are second to none.

Richie knows the value of modern marketing. "As the Real Estate industry evolves to become more innovative and efficient, so do I." Richie has intentionally chosen to work within a team where a strong emphasis is placed on ensuring that clients receive the best advice, support, and marketing to achieve their goals.

His thorough knowledge of all that Christchurch City and the wider Canterbury area has to offer, his dedication to providing exceptional service to all his clients, both buyers and sellers, and his friendly easy approach to life will ensure you will have complete confidence in having Richie working with you to achieve your real estate goals.

PASSING OVER OF INFORMATION

The attached material has been compiled by the collection of records, documents, or information which may have been supplied by third parties, the vendor or the vendor's agent. Accordingly, it is merely passing over the information as supplied to us.

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