







15 wills road
bell block





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 3  2  2  2  220 m²  822 m²

needs a new owner!

In a family friendly area close to popular schools, safe parks and convenient public transport routes, this spacious home is presented to the market by vendors who have cherished their time here, but who are now determined to embark on the next chapter in their lives.

Packed full of features including the well-designed kitchen, open plan dining and living, dedicated home office and a large second living – families looking for space and flexibility have met their match. The 220m² residence boasts three bedrooms and is further complemented by an ensuite off the master and a spacious family bathroom with separate toilet. The deck runs along the length of the home and provides easy flow out into the sun over summer. Heating and coziness is sorted with the HRV air circulation system, a panel heater, gas fire and infinity water heating.

The expansive deck takes outdoor entertaining to the next level, with a vigorous lemon tree, gardens, an easy lawn, two robust sheds, plus covered outdoor cooking area, all contributing factors to the benefits of this great home. Large double garaging with internal access, generous space, and laundry facilities complete the picture.

You can only win in this fantastic location! The Coastal Walkway, Hickford Park, the Cycleway and the local golf course right on your doorstep, while the proximity to the local schools, public swimming pool, library, café and shops means everything you could wish for is well within reach.

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property information

legal

legal description: freehold
council rates: \$3,684.88
rateable value: \$840,000
floor area: 220 m²
land area: 822 m²

property

built in: 2004
bedrooms: 3
bathrooms: 2
lounges: 2
garage: 2
cladding: brick
roofing: steel tile
heating/cooling: heat pump, gas heater, HRV, panel heater
hot water: gas infinity
insulation: walls, ceiling
fencing: fully
land contour: flat
internet: available

reports & information

see move. website

water and sewage

town mains

chattels

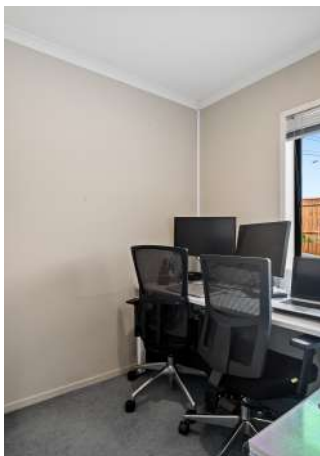
auto garage door opener and 2 remotes, window treatments, dishwasher, electric oven, gas cooktop, extractor fan 2 bathroom, fixed floor coverings, heated towel rail 1, heat pump 1 and 1 remote, infinity water heating system, light fittings, range hood, gas heater, HRV circulation, 1 x panel heater.

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floor plan



This plan is for illustrative purposes only



FLOORPLANS
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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 **TNL1/491**

Land Registration District **Taranaki**

Date Issued 30 June 1999

Prior References

TNK2/197

Estate Fee Simple

Area 822 square metres more or less

Legal Description Lot 20 Deposited Plan 20159

Registered Owners

Mohammed Fazil Faruk and Fazia Fariza Safiq

Interests

389277.2 Resolution re- imposing Building Line Restriction 232012.6 - 16.3.1992 at 10.57 am

Appurtenant hereto is a right to drain sewage specified in Easement Certificate 462016.6 - 30.6.1999 at 11.06 am

The easements specified in Easement Certificate 462016.6 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to drain stormwater over part marked H on DP 20159 in favour of New Plymouth District Council created by Transfer 462016.7 - 30.6.1999 at 11.06 am

The easements created by Transfer 462016.7 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right to drain sewage created by Easement Instrument 7791982.1 - 22.4.2008 at 9:00 am

12095022.3 Mortgage to Bank of New Zealand - 30.4.2021 at 4:00 pm

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raving reviews



great result without the astronomical fees

Darrell did a great job of selling our property, getting what we were asking in the current market. He was confident with this the whole time. If we had gone with another agency we would of likely sold at a lower price at double the

– Victoria & Landon



moving with the times

It was a pleasure selling my house through Darrell. He has adapted to modern technologies, allowing his process to be efficient and effective. The photos and video of my property were impeccable. He was also very helpful

– Simon



extremely knowledgeable

There is one main thing with Darrell. He really knows Real Estate. We were blown away with his knowledge, marketing skills and enthusiasm. He is a Top Guy. Thanks Darrell for all your help.

– Tony



professional, knowledgeable, 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

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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