

**Property
Info Pack**



Property Info Pack

3B Chadbury Street, Parklands

OFFICE ROAD
REAL ESTATE

PROPERTY INFO PACK



90m²



n/a



3



1



1



1

PROPERTY DETAILS

ADDRESS:

3B Chadbury Street, Parklands

LEGAL DESCRIPTION:

Lot 29 Deposited Plan 38683

RATEABLE VALUE:

\$470,000

PROPERTY TITLE TYPE:

Cross Lease

PROPERTY AGE

1970-1979

PRICING:

Refer to Trademe for the latest price.

OPEN HOMES:

Refer to Trademe for open home times & dates

PRIVATE VIEWINGS:

Please contact me for a private viewing - 0274131640

LISTING:

<https://tinyurl.com/272oakm5>

3D VIRTUAL TOUR:

<https://tinyurl.com/25d6cuyn>

FULL DOCUMENTATION DOWNLOAD:

<https://filefling.co.nz/property/3bchadburyst0>

PROPERTY DESCRIPTION

RETIRING COUPLE - MUST SELL!

Download Property Files: <https://filefling.co.nz/property/3bchadburyst0>

Embrace the sheer convenience offered by this delightful 3-bedroom, 1-bathroom rear unit, nestled in the heart of the sought-after Parklands locale. With an enviable proximity to schools, nurseries, shops, public transport, and the serene Parklands Reserve, this property guarantees effortless maintenance and a lifestyle of ease.

Crafted from enduring Summerhill stone and recently revitalised with a fresh coat of paint and newly installed fixed floor coverings, this comfortable dwelling beckons you to transform it into your personal sanctuary. Each of the well-proportioned bedrooms boasts built-in wardrobes, while the seamlessly designed layout infuses the home with an abundance of natural light and an inviting ambiance. 3B Chadbury Street also offers a separate laundry, a fully fenced section and a detached single garage which provides secure off-street parking, ensuring year-round peace of mind.

For those with a penchant for outdoor pursuits, a realm of adventure awaits. Cycle, jog, or leisurely stroll to the picturesque Bottle Lake Reserve, where panoramic views and captivating surroundings invite you to unwind at your own pace. Golf enthusiasts are in for a true delight, with three premier courses conveniently located nearby.

Driven by retirement, my vendor is resolute in selling 3B Chadbury Street, underlining the urgency. Time is of the essence - this distinctive 3-bedroom haven is poised to swiftly exit the market. Whether embarking on your real estate journey or seeking a savvy investment, this opportunity distinctly stands out as an exceptional choice that must not be overlooked.

View the 3D tour, organise a private viewing or attend an open home today. This gem won't be on the market for long, so act fast and secure your dream home now!

Download Property Files: <https://filefling.co.nz/property/3bchadburyst0>

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 located in the footer menu of www.officeroad.co.nz

PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



Certificate
Of Title



Certificate

Of Title

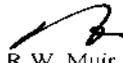
OFFICE ROAD
REAL ESTATE



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE**

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




R.W. Muir
Registrar-General
of Land

Identifier **CB45B/196**
Land Registration District **Canterbury**
Date Issued 29 January 1999

Prior References
CB18F/899

Estate Fee Simple - 1/2 share
Area 578 square metres more or less
Legal Description Lot 29 Deposited Plan 38683

Registered Owners
Geoffrey Richard Colvin and Emiko Colvin

Estate	Leasehold	Instrument	L A388216.4
		Term	999 years commencing on 1 July 1998
Legal Description	Flat 2 Deposited Plan 78779 and Garage with Flat 2 Deposited Plan 78779		

Registered Owners
Geoffrey Richard Colvin and Emiko Colvin

Interests

173791.2 Lease of Flat 1 DP 41198 Composite CT CB18F/898 issued - 21.4.1978 at 10.39 am
A388216.4 Lease of Flat 2 and Garage with Flat 2 DP 78779 Term 999 years commencing on 1 July 1998 Composite CT CB45B/196 issued - 29.1.1999 at 11.14 am

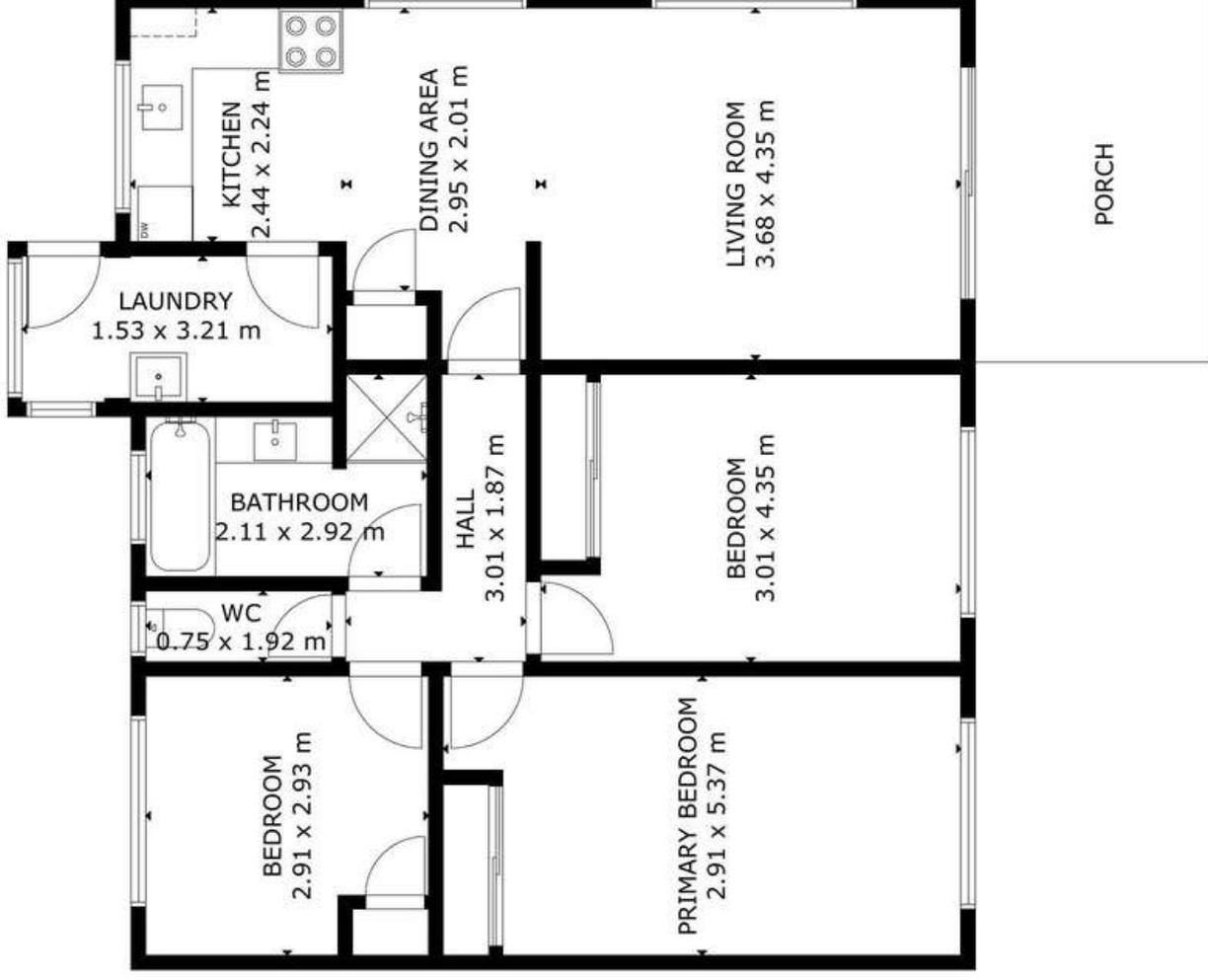
2D
Floor Plan



2D

Floor Plan

OFFICE ROAD
REAL ESTATE



3B CHADBURY STREET, PARKLANDS, CHRISTCHURCH TOTAL APPROX FLOOR AREA = 90M2

WHILST EVER ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION OR MISSTATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER.



Rental
Appraisal



Rental

Appraisal

OFFICE ROAD
REAL ESTATE



BIRDS NEST
property management



personalised property management

17/08/2023

APPRAISAL OF RENTAL VALUE

3B Chadbury Street, Parklands , Christchurch

Recently renovated and in a desirable location for families situated at the rear of two units so very private and secure.

Consisting of 3 bedrooms, a large family bathroom with bath and walk in shower and the bonus of a separate toilet .

Open plan kitchen/dining/living, plenty of storage and a serparte laundry area.

Brand new carpet and flooring and all freshly painted throughout creating a light and bright environment.

Keep warm with a heatpump and maximising the use of the sun.

Very easy care section and grounds and onsite parking as well as a single garage.

20 minutes to the Airport, 15 minutes to the CBD.

Within location to Waimari Beach, Qe2 Swimming Pool and Fitness Centre, Parklands Shopping and close to the brand new Shirley Boys and Avonside Girls High School.

We believe for a 12 month fixed tenancy the property (unfurnished) will reach in the vicinity of...

\$550 per week

This rental appraisal is based on a variety of criteria including similar properties currently available, rental statistics for the area and our experience. Add and additional \$50 - \$100 per week if furnished to a high standard .

Current Comparable Listings : No current comparable listings in this area

Tenancy Services Market rent data shows 3 bedroom properties similar to this are reaching a rental range of \$540 - \$566 per week

Birds Nest Property Management pride ourselves on our personalised and superior service to all owners and tenants. We offer very competitive management fees starting from 7.5%. Should you have any additional enquires to the above, or if we can assist you further in the management of this property or give advise on meeting the laws on the Healthy Homes, please don't hesitate to contact me.

Yours sincerely Jennifer Bird PH: 027 512 6302 Director (NZ Skills Level 4 Qualified & REINZ accredited) Birds Nest Property Management

**Additional
Documentation Link**



Additional

Documentation Link

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REAL ESTATE

ADDITIONAL DOCUMENTATION LINK

The following link will contain all documentation related to the property which may include (but not always):

- Listed land use register (LLUR)
- Flood management area (FMA)
- Land information memorandum (LIM)
- Council property files
- Council rates & fees
- Certificate of title
- Building inspection report
- Proof of insurance
- EQC documentation
- Rental appraisal
- 2D floor plan
- Any other documents the agent deems necessary

DOCUMENTATION LINK:

<https://filefling.co.nz/property/3bchadburyst0>

ABOUT ME



15 YEARS IN SALES.



15 YEARS RUNNING
BUSINESSES



55+ 5 STAR
REVIEWS

MY STORY

With well over a decade of business experience, Morgan understands what it takes to grow a brand from the ground up.

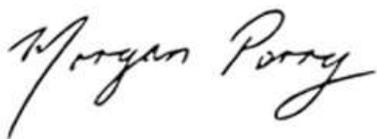
Having developed multiple businesses and charities, in industries including Health, Marketing and IT, Morgan has the ability to adjust his approach to suit the unified goal, with an unequivocal drive to succeed in anything he does.

Whilst Morgan loved the challenges of business he knew his true passion lay with sales. Having worked with some of Australasia's largest brands including British Petroleum, Mobil, Coles and Woolworths, Morgan understands the need to deliver, on time, every time, a high level of work to exceed expectations.

Morgan's goal in the Real Estate industry is to remove the stigma sometimes attached to Real Estate Salespeople, delivering an experience that is holistic, genuine and professional.

Listing with Morgan will get you a high-level negotiator, with years of business experience, who's prepared to 'go into bat' for you.

Kind regards,



Morgan Perry
Licensed Salesperson
Office Road Real Estate



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.

WARNING:

No responsibility for the accuracy of the materials whole or in any part is made by Office Road Real Estate Limited or any of the company's licensees, employees, or officers.

This material is provided to assist you with obtaining relevant information about the property, it is not intended that you rely solely on this information, and you should conduct your own investigation. This could be legal, technical or any other advice relating to the property or information on the property.

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Office Road Real Estate Limited and its licensees recommend you seek legal advice before signing a sale and purchase agreement or other contractual documents. You should also be aware you can and may need to seek technical or other advice and information prior to signing a sale and purchase agreement or other contractual documents.

\$1200

REFERRAL REWARD



REFER ME AN APPRAISAL; IF IT RESULTS
IN A LISTING & SALE, EARN YOURSELF 12
ERNEST RUTHERFORD'S

MORGAN@OFFICEROAD.CO.NZ | 0274131640

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PERRY**
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REAL ESTATE

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