







53a doralto road
frankleigh park



53a doralto road frankleigh park

 3
  1
  1
  1
  170 m²
 794 m²

you'll love living here

The kitchen is generous with plenty of bench space and pantry space for epic creations, plus a breakfast bar for busy mornings, and links through to the open plan dining and living. The dining opens to the covered deck which will feel like an extra room, especially over summer – BBQ weather! Large windows and all day sun keep these rooms warm and bright, and two heat pumps and insulation keeps you cosy. Three large bedrooms are complemented by a well-appointed bathroom plus a second separate toilet, while the dedicated laundry room enhances the practicality of this warm and inviting home.

Well established trees, gardens and tidy lawns are beautifully presented here, and the deck provides the perfect place to enjoy the tranquil environs with family and friends. There is an internal access garage which opens through to a large home workshop with a second storage space off the workshop also. Further off-street parking next to the driveway is the perfect spot for the camper, caravan, or trailer.

Of course, the location is also superb – close to Woodleigh School, Huatoki Domain, Vogeltown shops and Countdown supermarket, and Govett Bakery – making this the total package.

There's a lot to love here! Families will be drawn to the great location and the proximity to quality schools, while older purchasers with green thumbs will be attracted to the garden and the abundance of nearby amenities.

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property information

legal

legal description: freehold
council rates: \$3,487.16
rateable value: \$680,000
floor area: 170 m²
land area: 794 m²

property

built in: 1969
bedrooms: 3
bathrooms: 1
lounges: 1
garage: 1
cladding: brick
roofing: colour steel
heating/cooling:
heat pumps x2, hallway gas heater
hot water: electric
insulation: roof
fencing: partial
land contour: flat
internet: available

reports & information

see move. website

water and sewage mains

chattels

auto garage door opener and 1
remote, window treatments,
dishwasher, electric oven, gas
cooktop, extractor fan 1
bathroom, fixed floor coverings,
heated towel rail 1, heat pumps
2 and 2 remotes, hallway gas
heater, light fittings, range hood,
refrigerator, waste disposal

📞 027 493 7134

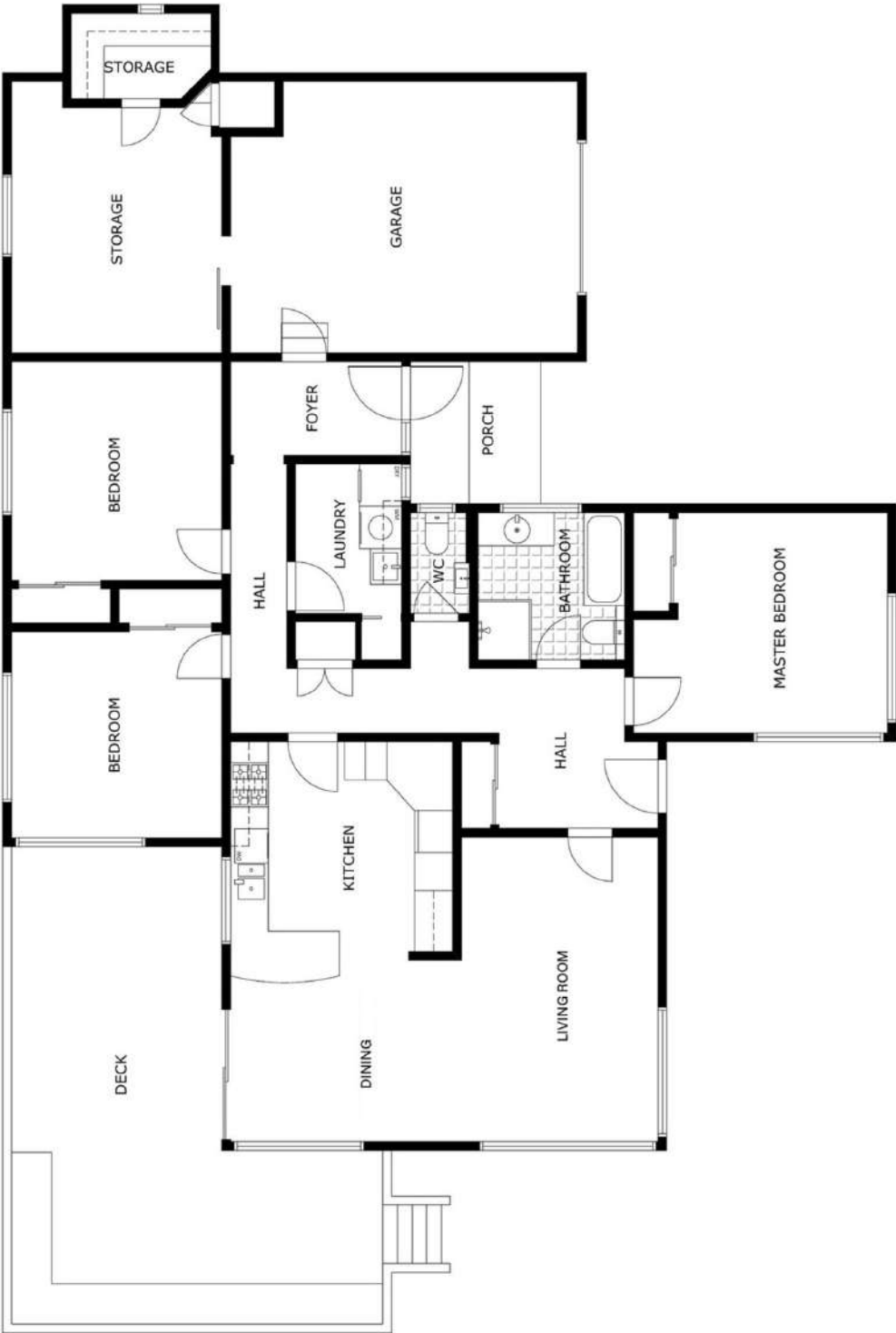
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floor plan



This plan is for illustrative purposes only

FLOORPLANS
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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017



Identifier **TNB4/430**
Land Registration District **Taranaki**
Date Issued 13 February 1970
Prior References
TNB1/413

Estate Fee Simple
Area 794 square metres more or less
Legal Description Lot 2 Deposited Plan 9707
Registered Owners
Arthur Rex McCaffrey as to a 1/2 share
Doreen Marjorie McCaffrey as to a 1/2 share

Interests
Subject to a right (in gross) to take convey and lead water in favour of the New Plymouth City Council created by Transfer 153825
Subject to sewerage drainage rights (in gross) in favour of the New Plymouth City Council created by Transfer 153826
The easements created by Transfer 153825 are subject to Section 351E (1) (a) Municipal Corporations Act 1954
The easements created by Transfer 153826 are subject to Section 351E (1) (a) Municipal Corporations Act 1954
Appurtenant hereto are rights of ways and rights to drain sewage, convey water, and lay and maintain underground power and telephone lines specified in Easement Certificate 154315
Subject to rights of way and rights to drain sewage, convey water, and lay and maintain underground power and telephone lines over part coloured blue on DP 9707 specified in Easement Certificate 154315
The easements specified in Easement Certificate 154315 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

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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