



Property
Info

Property Info Pack

14 Claw Place, Rolleston

OFFICE ROAD
REAL ESTATE



PROPERTY DETAILS

ADDRESS:

14 Claw Place, Rolleston

LEGAL DESCRIPTION:

Lot 212 Deposited Plan 527452

RATEABLE VALUE:

\$960,000

PROPERTY TITLE TYPE:

House

PROPERTY AGE

2019

PRICING:

Deadline Sale 26 October (Unless sold Prior)

OPEN HOMES:

Refer to Trademe for open home times & dates

PRIVATE VIEWINGS:

Please contact me for a private viewing - 0225475232

LISTING:

https://www.officeroad.co.nz//property?property_id=1274661

PROPERTY DESCRIPTION

LUXURY MEETS PRACTICALITY

Deadline Sale 26 October (Unless sold Prior)

Nestled in the serene enclave of Falcons Landing, this exquisite 2019-built residence is a testament to both craftsmanship and family-oriented design. Boasting a spacious 856m² land parcel, this builder's own family home offers the perfect blend of luxury and practicality.

With four generously proportioned bedrooms and two bathrooms, this home provides ample space for families of all sizes. The high ceilings throughout create an air of grandeur, while the open plan kitchen, dining, and living area seamlessly merge into one, offering a warm and inviting heart to the home. For those seeking privacy and relaxation, a separate lounge or media room provides the perfect retreat.

The kitchen itself is a masterpiece of modern design, complemented by top-tier appliances and finishes, making it an entertainer's dream. The warmth of the wood burner and the efficiency of the ducted heating system ensure year-round comfort.

Step outside to discover the joys of outdoor living – a large deck area with a clever Louvre system allows you to enjoy the sunshine or find shade as desired. The oversized garage doors and the convenience of drive-through access to the double garage make this property ideal for those with a penchant for toys and hobbies. There's even an external shed for added storage.

For families, the nearby Freckles Early Learning Centre around the corner is a definite convenience. Falcons Landing Park and Foster Park offer green spaces for leisurely strolls and recreation, and the Rolleston Town Centre is just a short drive away for all your shopping and retail needs.

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



PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY





**Certificate
Of Title**

**Certificate
Of Title**

OFFICE ROAD
REAL ESTATE



**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 **852560**
Land Registration District **Canterbury**
Date Issued 23 November 2018

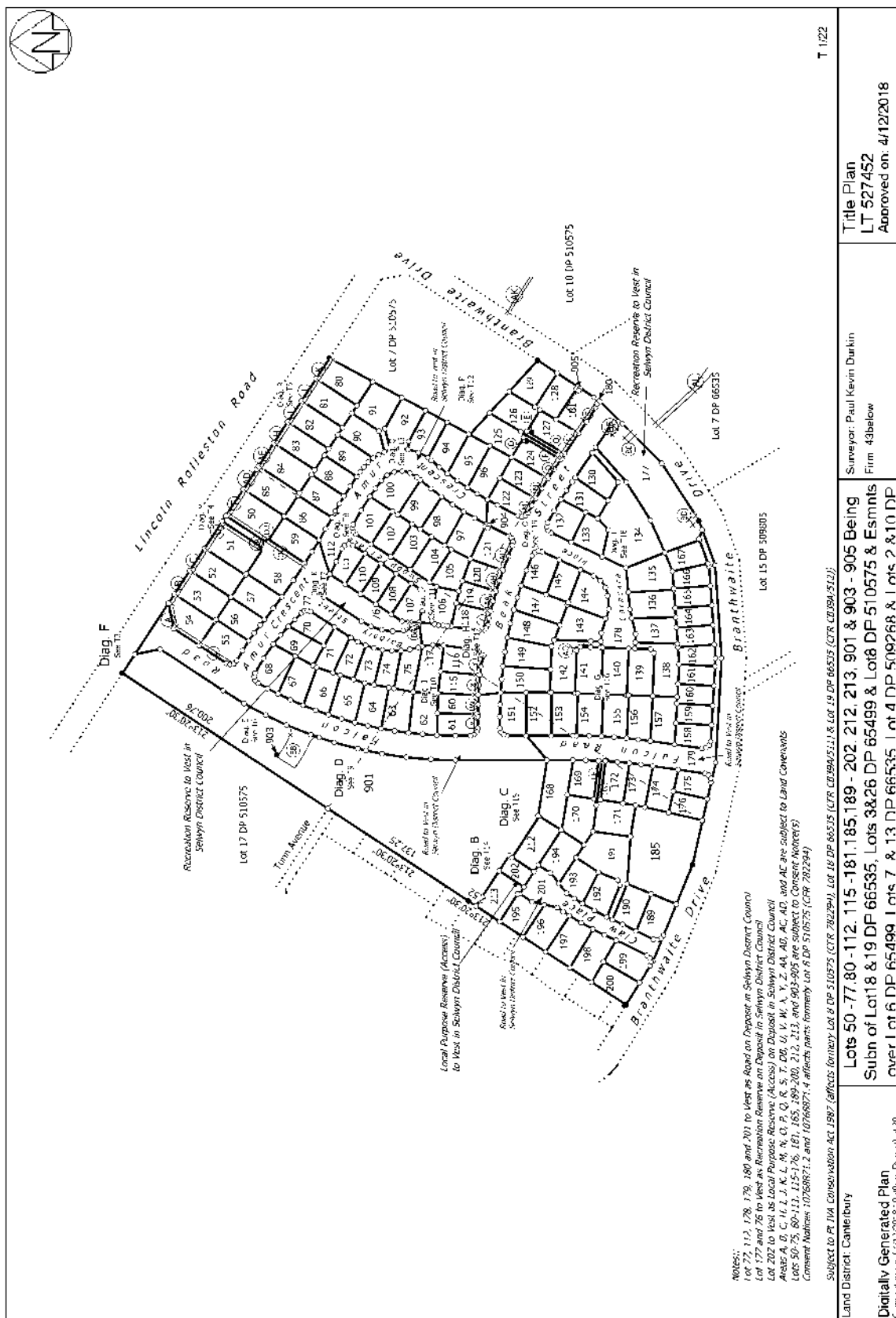
Prior References
CB39A/511

Estate Fee Simple
Area 856 square metres more or less
Legal Description Lot 212 Deposited Plan 527452

Registered Owners
Thomas Dudley O'Connell, Anna Clare O'Connell and MDS Law Trust Services No 8 Limited

Interests

Subject to Part IV A Conservation Act 1987
Subject to Section 11 Crown Minerals Act 1991
Land Covenant in Covenant Instrument 11233151.8 - 23.11.2018 at 8:40 am
Fencing Covenant in Deed subject to Section 6(2) Fencing Act 1978 11233151.10 - 23.11.2018 at 8:40 am
11233151.12 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.11.2018 at 8:40 am
11233151.14 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.11.2018 at 8:40 am
Fencing Covenant in Transfer 11375839.2 - 18.3.2019 at 4:02 pm
12663978.2 Mortgage to Westpac New Zealand Limited - 28.2.2023 at 12:32 pm





Council
Rates & Fees

Council Rates & Fees

OFFICE ROAD
REAL ESTATE

Current Rating Year (2023/2024)

Make a payment (/rates/properties/pay?valuation_id=2405722900)

Valuation No.	24057-22900
Location	14 Claw Place, Rolleston
Legal Description	LOT 212 DP 527452
Certificate of Title	852560
Ward No.	3
Zone	9Z
Use	91
Category	RD201
TORAS	111000
Property Area (hectares)	0.0856

Current Rating Valuation

As valued at 1 September 2021

Land Value	\$430,000
Improvements Value	\$530,000
Capital Value	\$960,000
Nature of Improvements	DWG OI (/rates/improvements)

Rates Information

Current Rating Year	2023/2024
----------------------------	-----------

Current Year Rates Instalments

Instalment 1.	\$1,087.15
Instalment 2.	\$1,087.15
Instalment 3.	\$1,087.15
Instalment 4.	\$1,087.15
Current Year's Rates	\$4,348.60
Previous Year's Rates	\$4,123.50

Rates for Current Year 2023/2024

Type	Description (Basis)	Differential	Factor	Rate	Estimated Amt
011	General Purposes Rate (C)	District	960,000.00	0.00081703	\$784.30
015	Sewerage (U)	Rolleston	1.00	610.00	\$610.00
054	Library Charge (U)	District	1.00	246.00	\$246.00
068	Civil Defence Emergency Mgmt (U)	District	1.00	11.9600	\$11.95
069	Refuse Uniform Charge (U)	District	1.00	30.00	\$30.00
070	Refuse-Wheelie Bin 240 Litres (U)	District	1.00	459.00	\$459.00
071	Urban Water Supply Rate (U)	Rolleston	1.00	308.00	\$308.00
090	Recreation Reserve Rate (U)	District	1.00	147.00	\$147.00
091	Community Centre Rate (U)	District	1.00	175.00	\$175.00
113	Uniform Annual General Charge (U)	District	1.00	321.00	\$321.00
123	General (C)	District	960,000.00	0.00036058	\$346.20
143	Passenger Transport Urban (U)	District	1.00	169.15	\$169.15
152	Works and Services (C)	District	960,000.00	0.000006890	\$6.60
214	Uniform Annual General Charge (U)	District	1.00	42.53	\$42.55
215	Water Race (Amenity) Rate (U)	District	1.00	45.00	\$45.00
297	Transport and Development (C)	Greater Christchurch	960,000.00	0.00000427	\$4.15
301	Refuse Recycling Rate (U)	District	1.00	88.00	\$88.00
318	Stormwater (U)	Rolleston	1.00	132.00	\$132.00
331	Swimming Pools (U)	Zone 1	1.00	168.00	\$168.00
343	Refuse-Organic Wheelie Bin (U)	District	1.00	190.00	\$190.00
352	Freshwater Management (C)	Selwyn-Waihora Water Zone	960,000.00	0.00000701	\$6.70
380	Canterbury Museum Levy (U)	District	1.00	37.00	\$37.00
401	Biodiversity Land Drainage & River Works (U)		1.00	21.00	\$21.00

Type	Description (Basis)	Differential	Factor	Rate	Estimated Amt
Total					\$4,348.60

History

Year	Land Value	Capital Value	Annual Rates
2022/2023	\$430,000	\$960,000	\$4,123.50
2021/2022	\$190,000	\$695,000	\$3,846.10
2020/2021	\$190,000	\$695,000	\$3,562.55
2019/2020	\$190,000	\$190,000	\$2,161.10



**Proof
of Insurance**

**Proof
Of Insurance**

OFFICE ROAD
REAL ESTATE



23 February 2023

The Trustees of Tom & Anna O'Connell Family Trust
14 Claw Place
Rolleston 7615

Dear Trustees

Customer reference: 4662272
Policy type: Premier House

Here is your policy documentation

Thanks for choosing AMI for your insurance. We've enclosed your policy documentation, which provides details of your cover. Remember to keep it in a safe place.

What you need to do now

Please read and check your policy documentation and get in touch if you have any questions about the type and extent of your cover. This is really important, because if anything isn't right this could cause difficulties at a later stage and it could mean we are unable to pay your claim.

The Premium Advice provides details about the premium to be paid. Please pay by your due date to ensure your cover continues.

Remember, we're right here

Important stuff at your fingertips

You can now view your policy documents at My AMI*, your online account. Go to ami.co.nz to set up your account and view your policies in one place. Or download the AMI app from the App Store or Google Play.

Easy ways to pay

You can pay your insurance online at ami.co.nz/ways-to-pay, or set up a direct debit payment.

Protecting half a million Kiwis

AMI has been protecting people up and down the country for over 90 years.

Cancelling your cover

In addition to any rights to cancel contained in these policy documents, you can also cancel this policy within 5 working days of receiving this agreement, by giving us a call. We'll give you a full refund of any premiums paid. If you've got any questions or would like more information, visit ami.co.nz or call us on **0800 100 200**.

The team at AMI

*At the moment you can view your vehicle, house and contents policies in My AMI. However, if your policy is under the name of an organisation or body corporate it can't be viewed online.

Policy schedule

Premier House Policy

Customer

The Trustees of Tom & Anna O'Connell Family Trust

Insured asset

The house situated at 14 Claw Place, Rolleston

Floor area of dwelling including basement/attached garage - 232m²

Number of dwellings - 1

AMI reference

D0018522979

Period of cover

23/02/2023 to 23/02/2024

House sum insured	\$850,000
--------------------------	------------------

Total sum insured	\$850,000
--------------------------	------------------

Optional covers also available but not selected by you

No excess for glass or sanitary fixtures claims

Excesses applicable

Your excess is the first amount you must pay towards the cost of any claim you make.

Excess on any claim unless specifically mentioned below or in your policy wording.

Claims under Cover for your house for natural disaster damage (as defined in the Earthquake Commission Act 1993) to items not covered by the Earthquake Commission.

Excess

\$700

\$5,000

No excess applies to certain sections of your policy, please refer to your policy wording and any Special Terms included in this Policy Schedule.

Interested parties

Westpac New Zealand Limited

PO Box 1298, Wellington 6140, NEW ZEALAND

The Trustees of Tom & Anna O'Connell Family Trust comprise:

Mr Thomas O'Connell

Miss Anna O'Connell

IMPORTANT: This schedule forms part of your policy and replaces any previous schedule. Please refer to www.ami.co.nz/policy-documents for a copy of the policy wording that accompanies this contract.

Please keep it with your policy. If any of the above details are incorrect, please contact us.

A photograph of a modern house with a gabled roof. The main part of the house has dark grey corrugated metal siding, while a smaller section to the left is white. Large glass doors and windows are visible, some with white curtains. A wooden deck runs along the side of the house. In the foreground, there is a well-maintained green lawn and a small garden bed with white flowers. The sky is blue with some white clouds.

**Additional
Documentation Link**

**Additional
Documentation**

OFFICE ROAD
REAL ESTATE

Form 7**Code compliance certificate***Section 95, Building Act 2004***The building**

Street address of building: 14 Claw Place, Rolleston
Legal description of land where building is located: LOT 212 DP 527452
Building name: N/A
Location of building within site/block number: 14 Claw Place
Rolleston
Level/unit number: N/A
Current, lawfully established, use: 2.0 Housing:
2.0.2 Detached Dwelling
Year first constructed: 2018

The owner

Name of owner: T D & A C O'Connell
Contact person: Thomas O'Connell
Mailing address: PO Box 61 , Darfield
Street address/registered office: N/A
Phone number: Landline: N/A Mobile: 0273623265
Daytime: Landline: N/A Mobile: 0273623265
After hours: Landline: N/A Mobile: 0273623265
Facsimile number: No information provided
Email address: tom_mobrown@xtra.co.nz
Website: No information provided
First point of contact for communications with the council/building consent authority:

Building work

Building consent number: BC182034
Description: 4 Bedroom Domestic Dwelling with Attached Garage.
Amendment 1 -Cladding, Window & Kitchen Layout
Issued by: Selwyn District Council

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that - the building work complies with the building consent.

Signature: Craig Connelly

Position: Building Control Officer

On behalf of: Selwyn District Council

Date: 22 July 2019



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.

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.

OBTAINING ADVICE:

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.

OFFICE ROAD

REAL ESTATE

A proud member of AGENT X (2021) LTD - Licensed Agent REAA (2008).

This document is confidential and may not be distributed, copied or used without the prior consent of Office Road Real Estate Limited. We do not accept liability of any actions, decisions, or outcomes as a result of any advice given within this document. We recommend seeking legal and/or technical advice prior to entering into any agreement for sale & purchase.

