



Property
Info Pack

Property Info Pack

4/45 Amyes Road, Hornby

OFFICE ROAD
REAL ESTATE



134m²



121m²



3



2



1



1

PROPERTY DETAILS

ADDRESS:

4/45 Amyes Road, Hornby, Christchurch

LEGAL DESCRIPTION:

LOT 4 DP 573632

RATEABLE VALUE:

\$760,000

PROPERTY TITLE TYPE:

Townhouse

PROPERTY AGE:

2022

PRICING:

Price by Negotiation

OPEN HOMES:

Refer to Trademe for open home times & dates

PRIVATE VIEWINGS:

Please contact me for a private viewing

Andy Williams - andy@officeroad.co.nz 0225475232

LISTING:

PROPERTY DESCRIPTION

DISCOVER MODERN LIVING IN HORNBY!

On offer is a contemporary gem built in 2022 and located in the vibrant suburb of Hornby. This modern, well-designed home is perfect for first-time buyers or investors looking to secure a property with quality, style, and growth potential.

This home is on a fee simple title with a 121m² floor plan that offers space, comfort, and a smart layout. Upstairs featuring three generous double bedrooms and two sleek bathrooms, including the master with its own ensuite and walk in robe, it's built to accommodate family living or a professional couple who appreciates extra room. The open-plan kitchen, dining, and lounge area forms the heart of the home, creating an inviting space to gather and relax.

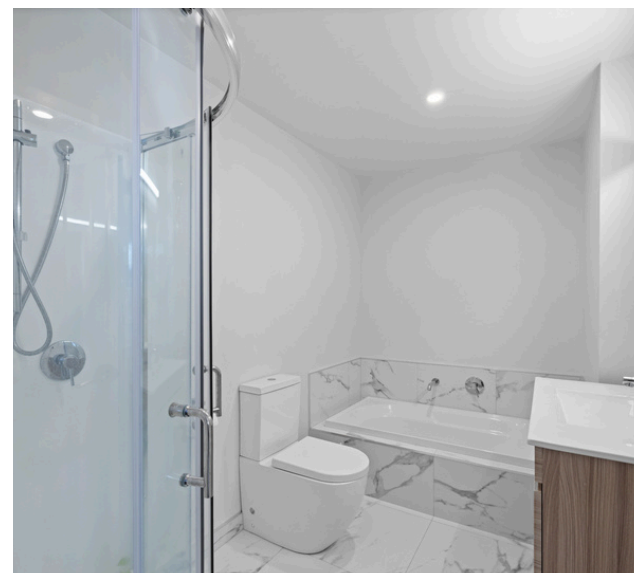
A heat pump and full double glazing make this home comfortable year-round. Complemented by carpet and tiled floors, it's a home designed for practicality and ease of maintenance. Step outside to the sunny patio—perfect for summer barbecues, morning coffees, or simply enjoying the outdoors in a private setting.

An internal access single garage adds convenience and additional storage options, ideal for city living. Proximity to the Hornby Hub and other local amenities means you have shopping, dining, and services just moments away, enhancing the appeal of this prime location.

Currently tenanted returning the owner \$600/wk ideal for investors wanting immediate cashflow & Healthy Homes compliant

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



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 1046005
Land Registration District Canterbury
Date Issued 16 March 2022

Prior References
CB27A/1262

Estate Fee Simple
Area 134 square metres more or less
Legal Description Lot 4 Deposited Plan 573632
Registered Owners
Manu Rastogi and Monika Rastogi

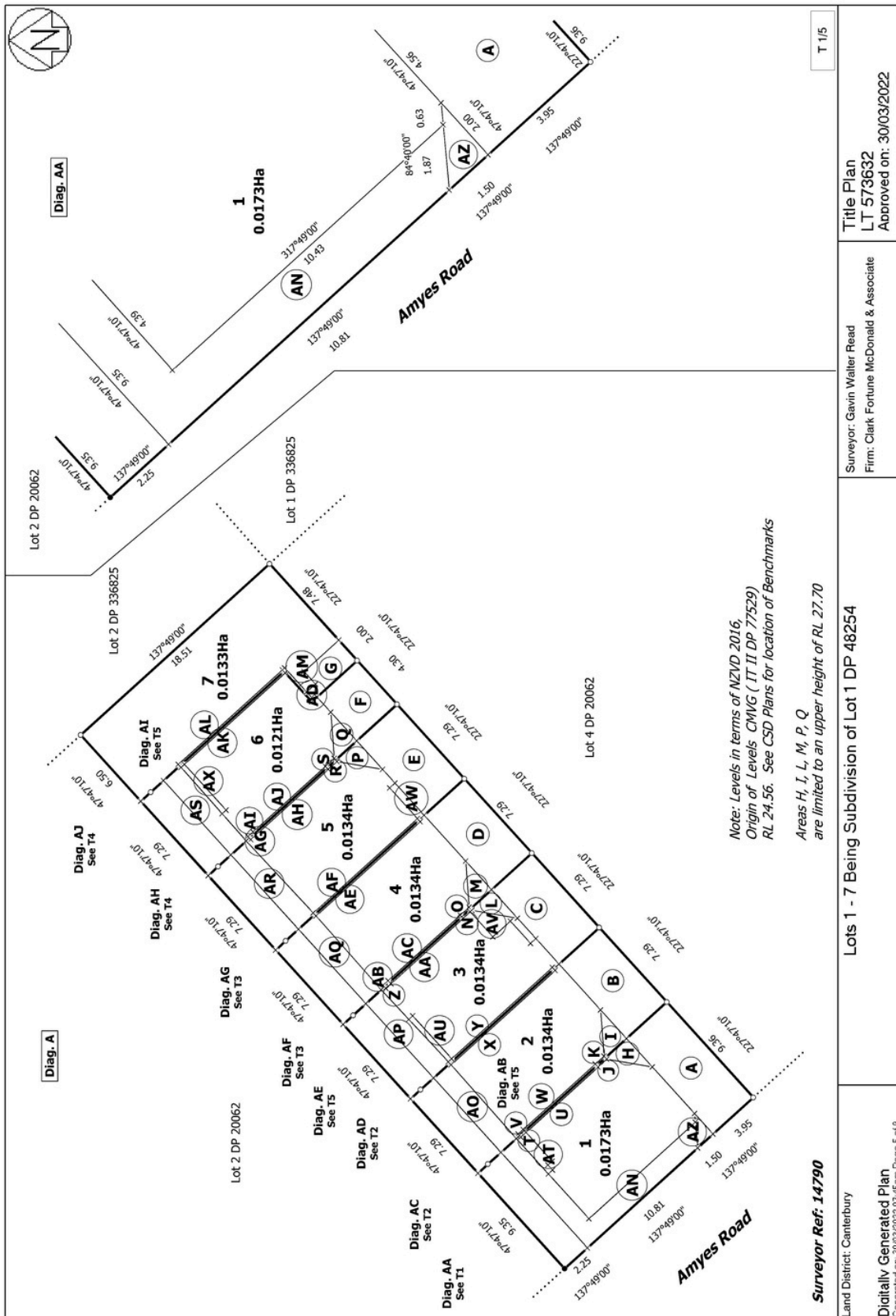
Interests

Subject to Section 206 Land Act 1924

Subject to a right of way and a right to convey electricity, telecommunications and water over part marked D & M, a right to drain sewage and water over part marked D & AQ, a right to overhang eaves over part marked O & AB and a party wall easement over part marked AC & AE all on DP 573632 created by Easement Instrument 12398601.3 - 16.3.2022 at 1:48 pm

Appurtenant hereto is a right of way, a right to drain sewage and water, a right to drain water, a right to convey electricity, telecommunications and water, a pedestrian right of way, a right to overhang eaves and a party wall easement created by Easement Instrument 12398601.3 - 16.3.2022 at 1:48 pm

The easements created by Easement Instrument 12398601.3 are subject to Section 243 (a) Resource Management Act 1991 12491117.2 Mortgage to Bank of New Zealand - 11.7.2022 at 11:53 am



**Proof
of Insurance**



Proof

Of Insurance

OFFICE ROAD
REAL ESTATE



Unit 4 45 Amyes Road
Landlord's House insurance - Plus cover
Your policy number

P00003596682
Document issued on
30 July 2024

Certificate of Insurance

For your Landlord's House

Your cover

Landlord's House insurance - Plus cover

Insured	Manu Rastogi Monika Rastogi
Situation	Unit 4 45 Amyes Road Hornby Christchurch 8042
Period of insurance	11 July 2024 to 11 July 2025
Built	2022
Type of building	Brick veneer
Who lives there?	Tenants
Insured for replacement value	Up to the sum insured of \$546,000
Includes NHCover of	\$345,000
Floor area	Main building 121 square metres
Interested party	Bank of New Zealand Limited - listed as your Mortgagee

Your excess

Your excess is \$750

Additional excesses

An additional excess of \$2,000 applies to all claims for methamphetamine decontamination.

An additional excess of \$500 applies to all claims for deliberate damage.

A \$5,000 excess applies in place of the excess that would otherwise apply to claims for natural disaster damage to any driveway, path, fence, swimming or spa pool.

An additional excess of \$1000 applies to all claims if your house has been unoccupied for more than 60 days.

What you need to tell us

We trust our customers to be honest and fair with us. In turn, you can trust that we'll treat you fairly when you need to claim. All you need to do is answer the questions we ask truthfully, accurately and completely and let us know immediately if any of your answers or details in this certificate change. Remember to answer for everyone who drives your vehicle, uses your property, or lives at the situation. If you don't keep us up to date, it could affect your claim or cover.

Go to tower.co.nz/disclosure to answer or update your answers to the questions below.

- | | | |
|----|--|----|
| 1. | In the last seven years have you or any other person to be covered by this policy had a claim declined or a policy avoided? | No |
| 2. | Had insurance refused or cancelled by an insurance company or had any special terms applied (other than non-payment of premiums)? | No |
| 3. | In the last seven years have you or any person to be covered by this policy committed, been charged with, or been convicted of any of the following: fraud, arson, burglary or theft, wilful damage, sexual offence or drug conviction (other than cannabis possession)? | No |
| 4. | In the last three years have you or anyone to be covered by this policy suffered loss or damage to a house other than claims you've had with Tower? | No |

Your policy wording

You can find your policy wording at the link below:
tower.co.nz/pw/landlords-plus-12-23.pdf

The legal details

This certificate shows what is covered during the period of insurance. The insured items are subject to the policy terms and conditions in your policy wording detailed above. Any details in this certificate take priority over the policy wording. Please keep this copy for your records.

Landlord's responsibilities

As a landlord, you have some responsibilities that you must meet. These are listed in your policy wording. Please make sure you read and understand them.

Underwriter

This policy is underwritten by Tower Limited.

Privacy

Tower Limited has set out how it holds, uses and stores your personal information in its privacy policy. You can find the policy here: tower.co.nz/terms-and-conditions

Financial Strength Rating

Tower Limited has an A- (Excellent) Financial Strength Rating issued by A.M. Best Company. The rating scale is: A++, A+ (Superior), A, A- (Excellent), B++, B+ (Good), B, B- (Fair), C++, C+ (Marginal), C, C- (Weak), D (Poor), E (Under Regulatory Supervision), F (In Liquidation), S (Rating Suspended).

For the latest rating, together with an overview of the rating process and rating methodologies, go to ambest.com

The Fair Insurance Code

Tower adheres to the Insurance Council of New Zealand's "Fair Insurance Code".

Additional information is available from icnz.org.nz



**Additional
Documentation Link**

**Additional
Documentation**

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Master Builders New Zealand 10 Year Master Build - NCC

Master Build
10 Year Master Build - NCC Guarantee
Certificate

After Completion of the Building Contract

Master Build Guarantee No 223843
for the dwelling at 4/45 Amyes Road, Hornby, Christchurch 0

Owner

Monika & Manu Rastogi

Builder

Beyond Homes Limited

Acceptance Date of Guarantee

12 Jul 2021

Guarantee cover after completion of the Building Contract:

- Defects in Workmanship - expires on 28 Feb 2024
- Structural, including Rot and Fungal Decay - expires on 12 Jul 2031

Guarantee expiry date

12 Jul 2031

Maximum Aggregate Cover

The maximum aggregate cover provided for the duration of this guarantee is \$300,000.00.

Transferring your guarantee: Upon sale of your property, the guarantee must be transferred to the new owner(s). This must be completed within 90 days of the settlement date.

This is a summary only and does not provide all inclusions and exclusions of the Guarantee. Please refer to the Terms and Conditions for more detailed information.



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).

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