

INFORMATION | 21 Awanui Drive

<u>Rates</u>	\$4,723.46
<u>RV</u>	\$710,000 - (Improvements \$290,000 Land \$420,000)
<u>Build</u>	1985 Building Permit (CO27204) Dwelling 1989 Building Permit (78373) - Carport & Garden Shed 1991 Building Permit (18787) Workshop
<u>Size</u>	100 m ² Dwelling 685 m ² Land
<u>Foundation</u>	Concrete Slab
<u>Roofing</u>	Corrugated roofing
<u>Heating</u>	Electric Hot water, gas
<u>Cladding</u>	Timber wall planks
<u>Windows</u>	Aluminum single glazed.
<u>Energy</u>	Electric - Water heating, Oven and cooktop. Gas mains - heater.
<u>Finishings</u>	Brand new Dishwasher (never been used), Renovated bathroom, Roof inspected and painted, House exterior stained, new lino - Kitchen, laundry, bathroom & toilet, new Hot Water Cylinder installed - September 2024, Studio - repainted and New fence and gates.
<u>Insulation</u>	Lockwood - solid timber panels
<u>Parking</u>	Double Carport
<u>Chattels</u>	Window Treatments, Clothesline, Dishwasher, Electric Oven, Electric Hob, Extractor fan x 1, Fixed Floor Coverings, Garden Shed x 1, Heated Towel Rail x 1, Light Fittings, Smoke Detectors, Gas Heater, Large White Cupboard in Studio
<u>Rental</u>	Rental appraisal available on request.

sfagency.nz

Powered by Ownly Ltd, Licensed REAA 2008

