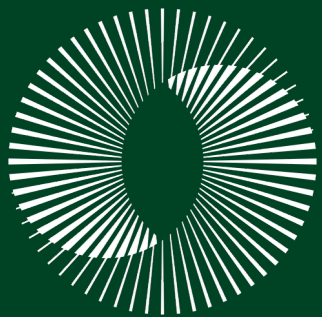


# Mint



The Canvas

168 TE MATA PEAK ROAD, HAVELOCK NORTH

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168 TE MATA PEAK ROAD, HAVELOCK NORTH

An architectural statement by Paris Magdalinos in a coveted Te Mata Peak setting, combining design and outlook with a clear, transparent brief: the home has known weather-tightness and water-ingress issues and was never issued a Code Compliance Certificate; it is offered on an “as is, where is” basis. For buyers with imagination - whether to remediate, reimagine or rebuild - this is a rare opportunity to secure a significant property on a blue-chip site and unlock its full potential.



5



3



4



3



450 m<sup>2</sup>



5,367m<sup>2</sup>



# Legal & Council

## LEGAL DESCRIPTION

LOCATION	168 Te Mata Peak Road
LEGAL DESCRIPTION	Lot 2 DP 20133
CERTIFICATE OF TITLE	HBL4/1122
ESTATE	Freehold
LAND AREA	5,367m2 (more or less)

## COUNCIL & RATES

TERRITORIAL AUTHORITY	Hastings District Council
ZONE	Rural Residential
RATING VALUATION	\$2,720,000
LAND VALUE	\$920,000
RATES	\$4,961.52 HDC
	\$1,365.34 HBRC







# Design & Build

## BUILDING CONSENTS

**ABA971415 Construct New Dwelling.**

**Building Consent 20/11/1997.**

**Refusal to issue CCC 05/03/2025.**

· Paris Magdalinos Architects.

**ABA991113 Construct Swimming Pool.**

**Building Consent 16/08/1999.**

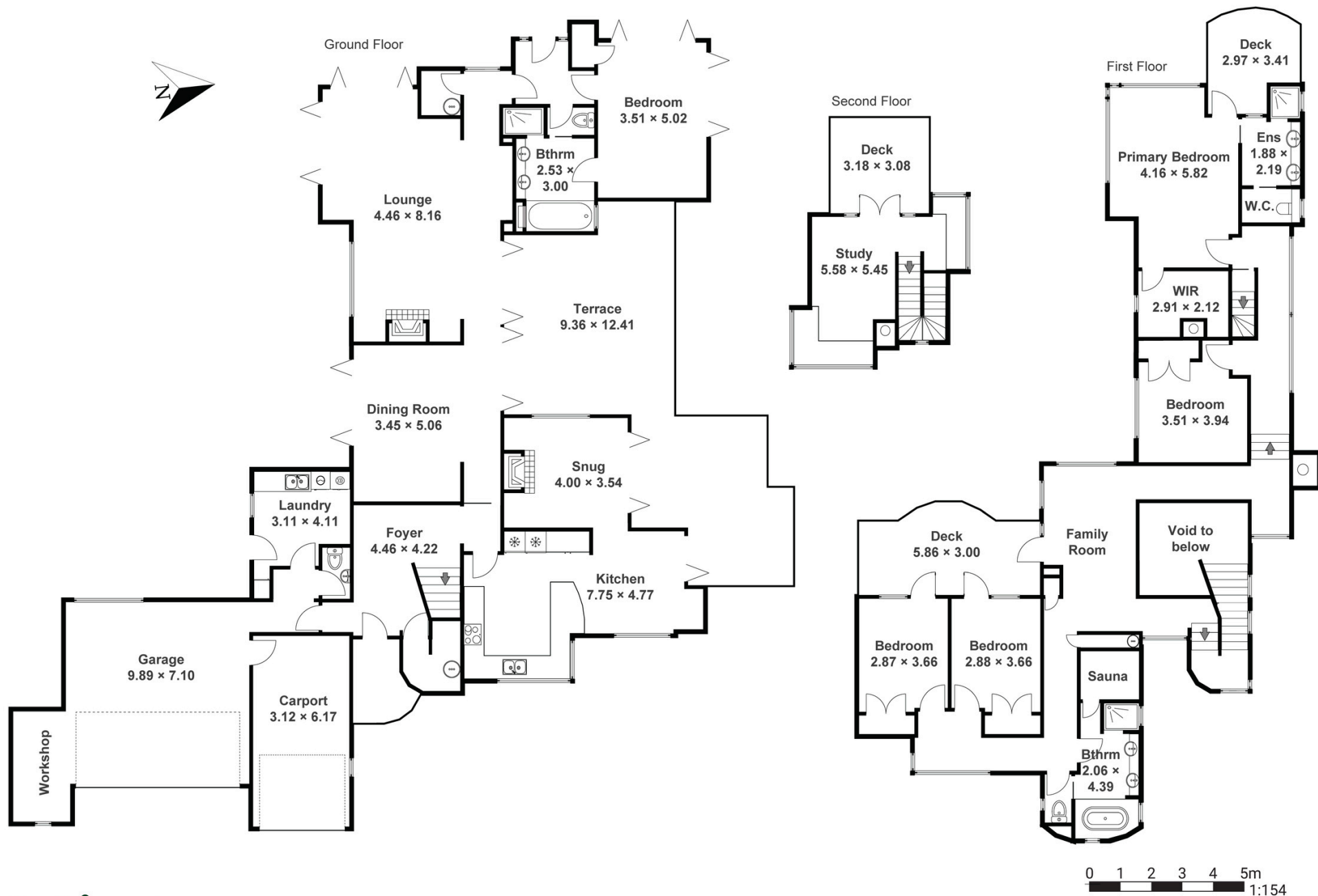
**CCC 08/08/2002**

· Fibreglass pool 19m long x 6.5m wide. 1.2m - 1.8m deep.

**ABA991341 Erect Boundary Fence.**

**Building Consent 01/11/1999.**

**CCC 30/11/2000**



# Mint

FOR VISUAL PURPOSE ONLY Drawings are approximate only and to be used for visual representations ONLY. We measure internal spaces and not the exterior. Measurements should be verified by the buyer. We take no responsibility for omissions and errors. [floorplanshb.co.nz](http://floorplanshb.co.nz)

# A Closer Look

## APPLIANCES, FIXTURES & TECHNOLOGY

- Fixed floor coverings
- Window treatments
- Light fittings
- Miele dishwasher
- Samsung Fridge/Freezer
- AEG wall oven
- Induction hob
- Rangehood
- Fisher & Paykel Fridge/Freezer (plumbed)
- Extractor fans x 3 (bathrooms)
- DeLonghi bathroom heater x 3
- Stylus spa bath x 2
- Heatpump x 1
- Underfloor heating (primary ensuite, kitchen, snug)
- Jetmaster fire x 2
- Sauna
- Alarm
- 300L hot water cylinder x 2

## APPLIANCES, FIXTURES & TECHNOLOGY OUTDOORS

### GARAGE, TERRACE, POOL & PUMP SHED

- Automatic double electric garage door (no remotes)
- Washing line
- Zoned irrigation (controller in pump shed)
- Chlorine pool & pool accessories
- Various garden pots
- Automatic front gate (2 x remotes)

### OBSOLETE

- Clearwater Ozonate pool system





# A Closer Look

## WATER

Town supply, fed to tank (new approx 2022)

## SEPTIC

Septic tank (refurbished 2024)

## SCHOOL ZONES

Te Mata School - yrs 1 - 6

Havelock North Intermediate - yrs 7/8

Havelock North High School - yrs 9 - 13

Hereworth - yrs 1 - 8

Woodford House - yrs 7 - 13

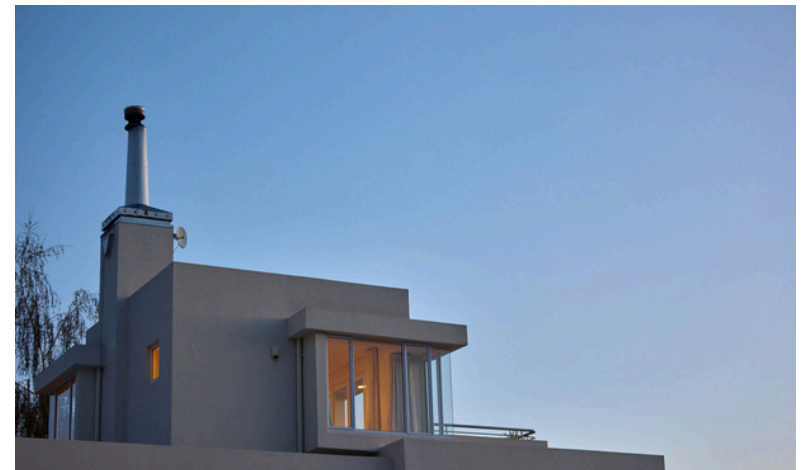
Iona College - yrs 7 - 13

Lindisfarne College - yrs 7 - 13

## REPORTS AVAILABLE

- LIM
- Title
- Floor Plans
- Non-invasive weathertightness risk assessment report (QSPEC Consultants)















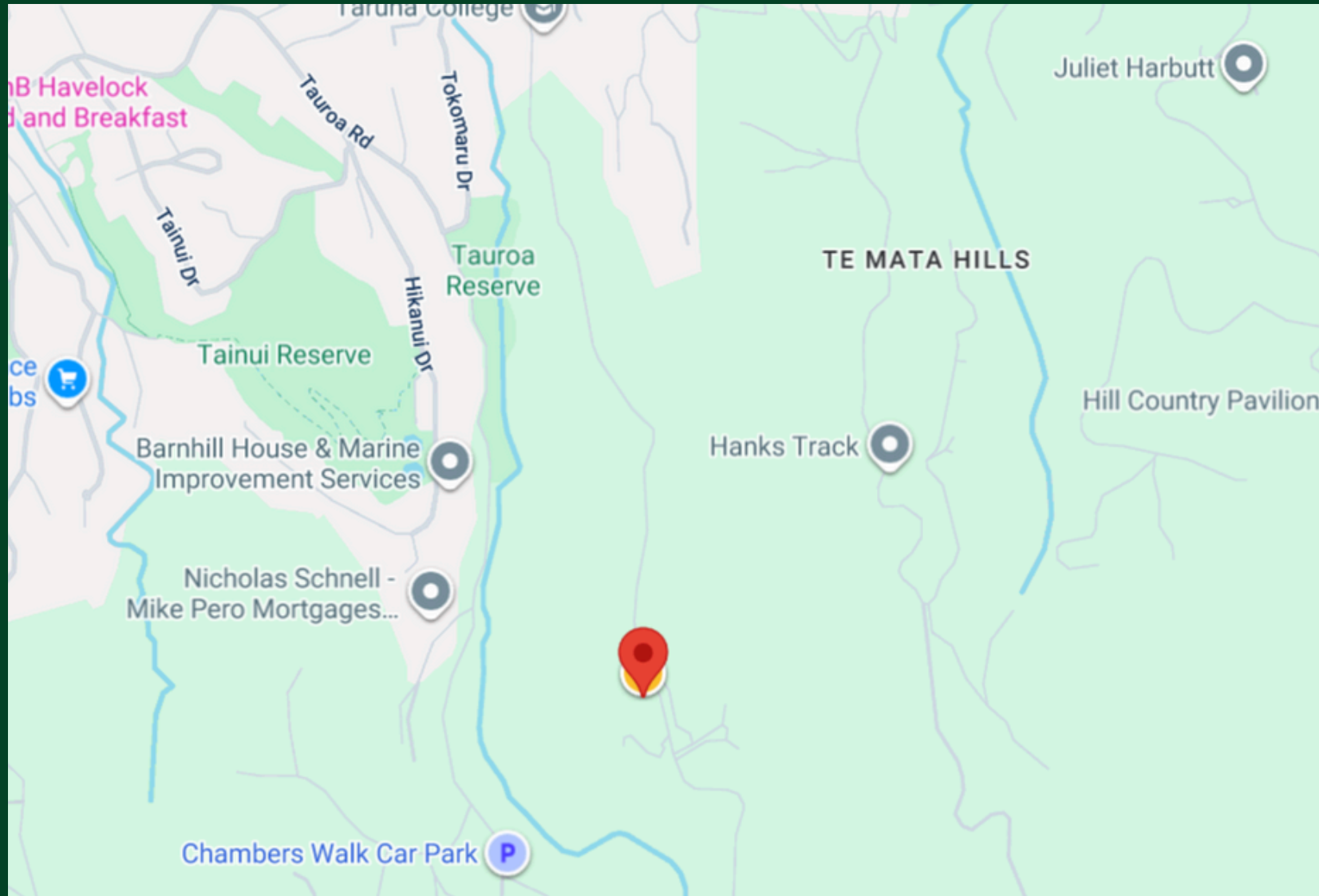








## 168 TE MATA PEAK ROAD, HAVELOCK NORTH - LOCATION



# Meet Nic Goodman

**FOUNDER AND PREMIUM PROPERTY SPECIALIST**  
**MINT – HAWKE'S BAY'S ONLY AGENCY DEDICATED TO PREMIUM PROPERTIES**

For over a decade, I have had the privilege of guiding clients through the property market in Hawke's Bay. From my experience, I have consistently noticed how a tailored and client-focused approach yielded exceptional results for those with high-end properties.

This insight inspired the creation of Mint – Hawke's Bay's only agency dedicated to premium properties. My vision is to offer unparalleled expertise, discretion, and service that matches the calibre of the properties I represent.

For me, it is more than just business. My clients are at the heart of everything I do. From personalised marketing strategies that capture the essence of a property to seamless, stress-free transactions, I ensure that every step of the property journey feels effortless.

My commitment to integrity, dedication, and a pursuit of excellence is reflected in the level of service I provide. I strive to not only meet but exceed the expectations of my clients. Last year, I achieved an average sale price of \$3,000,000 – 95% higher than any other agent in Hawke's Bay, and I maintain a flawless 5-star rating on RateMyAgent.

Hawke's Bay is a region of unrivalled beauty, and I am passionate about showcasing its finest properties.

Let's shape the future of your property together.

I look forward to working with you.

*Nic Goodman*

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