

INFORMATION | 300 Manly Street, Paraparaumu Beach

<u>Rates</u>	\$6,196.20
<u>RV</u>	\$860,000
<u>Build</u>	09/12/93 BUILDING CONSENT 931111 : DWELLING <i>Code Compliance Certificate issued 21/12/94</i> 05/06/97 BUILDING CONSENT 970408 : ALTERATION TO DWELLING <i>No Code Compliance Certificate has yet been issued (Ensuite)</i> 07/08/01 BUILDING CONSENT 011061 : NEW CONSERVATORY <i>No Code Compliance Certificate has yet been issued</i>
<u>Size</u>	200m2 Dwelling 543m2 Section
<u>Foundation</u>	Concrete Slab
<u>Roofing</u>	Pressed Metal Roofing Tiles (Gerald) with Klass Fascia System
<u>Heating</u>	Heatpump, Gas Heater
<u>Cladding</u>	Brick Veneer and Harditex
<u>Finishings</u>	Private Courtyard, Open Plan Living, Kitchen Views Overlooking Reserve, Fibre Internet, Garage Door Motor Recently Replaced,
<u>Energy</u>	Electric Water Heating and Cooking, Mains Gas
<u>Insulation</u>	Roof Reinsulated in 2021, Walls Original To Build
<u>Parking</u>	Double Internal Access Garage, Off-Street Parking x2
<u>Chattels</u>	Auto Garage Door x 2 & Remote x 2, Window Treatments, Clothesline, Dishwasher, Electric Oven, Electric Hob, Extractor Fan, x 2, Fixed Floor Covering, Heated Towel Rail x 2, Heat Pump x 1 & Remote x 1, Light Fittings, Range hood, Security System, Smoke Detector, Waste Disposal, Shelving in Garage (as is)
<u>Rental</u>	Recently Rented - \$740 p/w

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NOTE: This information is provided in good faith, based on information available at the time and as advised by the current owner.