

INFORMATION | 10 Jane Street, Waikanae Beach

<u>Rates</u>	\$5,804.28
<u>RV</u>	\$760,000
<u>Build</u>	16/12/75 Building Permit G103340 NEW DWELLING 94 SQ M 08/05/06 BUILDING CONSENT 060468: Installation of Kent Firenze Max Clean Air freestanding wood burner: Code Compliance Certificate issued 24/05/06
<u>Size</u>	90m2 dwelling 850m2
<u>Foundation</u>	Concrete Slab
<u>Roofing</u>	Harveytile Metal Tile
<u>Heating</u>	Heat pump and Fire place (as is)
<u>Cladding</u>	Lockwood with Aluminium sheathing on exterior
<u>Finishings</u>	Lounge slider doors to deck, Aluminium windows, storage area along inside of garage, off street parking, wooden pergola onto deck outside main bedroom, landscaped gardens, New alarm was put in 10/05/2019 and last serviced 07/12/2022, new oven was installed in 2019, new dishwasher was installed in 2022, new Heat pump was installed 21/05/2023. Chorus Fibre was installed 23/01/2023, House was painted by Braddocks 2017.
<u>Energy</u>	Electric water and cooking
<u>Insulation</u>	As per original build
<u>Parking</u>	Single car garage and off street parking
<u>Chattels</u>	Auto Garage Door & 2 x Remotes, Window Treatments, Clothesline, Dishwasher, Electric Stove, Extractor Fan x 1, Fixed Floor Coverings, Heat Pump x 1 & Remote x 1, Light Fittings, Range Hood, Refrigerator, Security System, Smoke Detector, Waste Disposal, Clothes Drier, Irrigation System (as it), Bore (as is)
<u>Rental</u>	Available upon request, Healthy Homes Certificate has been issued

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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.