

PROPERTY BROCHURE



69 RAUMANGA VALLEY ROAD,
RAUMANGA

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

69 RAUMANGA VALLEY ROAD, RAUMANGA

CHEAP. CUTE. PARKSIDE...



441
SQM



100
SQM



3



1



1



1

ASKING PRICE \$459,000

Here's the honest version: it's an old bungalow. Basic, but tidy, warm and sunny. Fresh paint and new carpet do the heavy lifting. Three big bedrooms, one bathroom, and a small, easy-care section so your weekends stay yours.

The covered front porch is a great place to spend a sunny afternoon, and across the road is a lovely park where the kids can play. Buses are so close, and NorthTec is just up the road. The modern steel garage is an absolute bonus - store the toys, run a hobby, or park like a grown-up!



First-home buyers: ditch the landlord.
Investors: simple, rentable, numbers that make sense.

3 bed | 1 bath - Maximum bang for buck.

Cheap, cute, and ready when you are.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 1 Deposited Pan 568850 as per CT 1023870
CV	\$410,000
RATES	\$3,026.33
DATE BUILT	Unknown
ZONING	General residential zone
LAND AREA	441sqm (more or less)
FLOOR AREA	100sqm (more or less)
BEDROOMS	Three
BATHROOMS	One
LIVING AREAS	One
SEPARATE TOILET	Yes
APPLIANCES	Free standing oven, Kitchen extractor and bathroom extractor fans
HEATING	Heat pump in lounge
PARKING	Single garage plus off street parking
INSULATION	Ceiling and underfloor
WATER HEATING	Electric cylinder
ROOF	Corrugated iron
JOINERY	Timber
CLADDING	Weatherboard (possibly Kauri weatherboard)
FLOOR	Timber
WATER SOURCE	Mains
WASTE	Mains
INTERNET	Fibre
CHATTELS	Stove, Fixed floor coverings, Drapes, Light fittings, Heat pump plus remote, Smoke detectors, Clothesline, Extractor fan in kitchen and bathroom

ADDITIONAL DETAILS

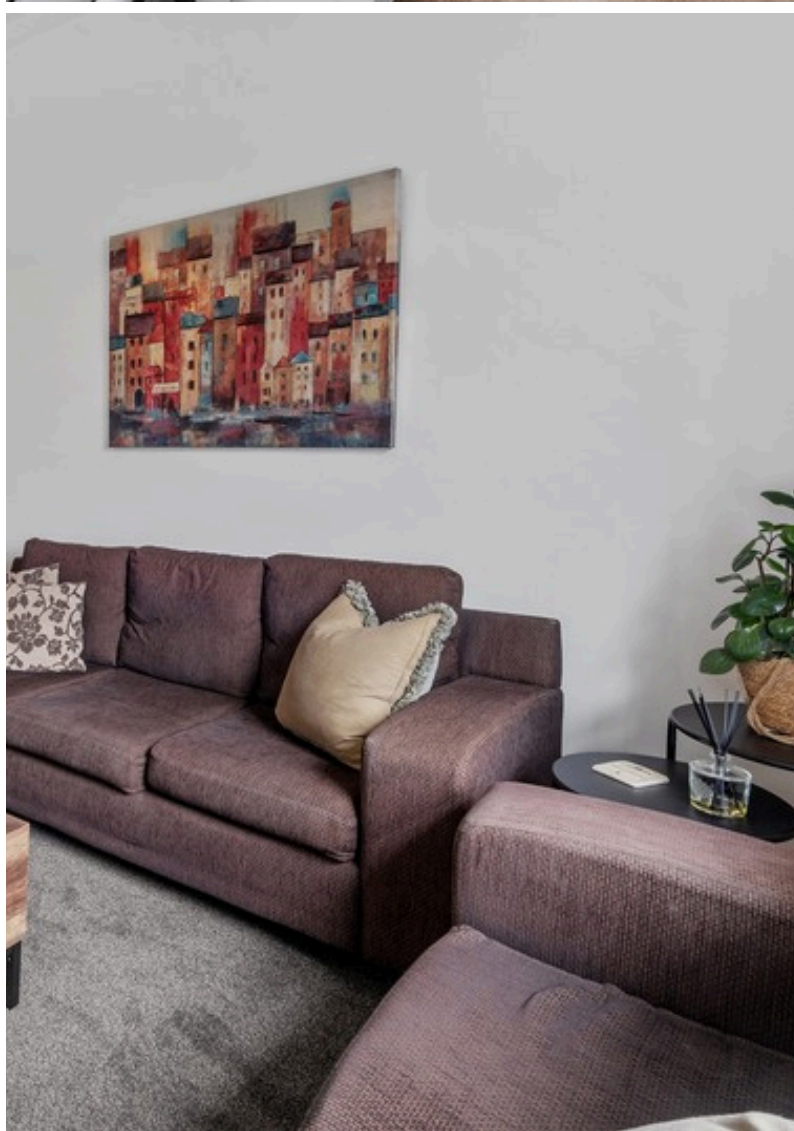


- Healthy homes compliant
- Bus stop outside the property
- Close to
 - Hospital
 - CBD
 - North Tec (Te Pūkenga)
- Fully fenced
- Good off street parking
- Renovated with new carpet, interior paint and drapes in 2025

DISCLOSURES

- Sash cords in sash windows are broken and will not be replaced
- Single garage not consented
- Fireplace is not in working order (as is where is condition)
- Sue Maich and Damien Davis of OWN Real Estate are the licensed sales agents marketing this property. They also have a personal interest as the owners of the property.

PHOTO GALLERY









BOUNDARY MAP



Boundary lines are indicative only

CERTIFICATE OF TITLE



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 1023870
Land Registration District North Auckland
Date Issued 25 August 2022

Prior References

306327

Estate Fee Simple
Area 441 square metres more or less
Legal Description Lot 1 Deposited Plan 568850
Registered Owners
Serendipity Inc Limited

Interests

Subject to a right to drain water over part marked A & B on DP 568850 created by Easement Instrument 7713021.4 - 14.2.2008 at 9:00 am

12006690.3 Mortgage to ASB Bank Limited - 12.2.2021 at 12:03 pm

Subject to a right to drain water and sewage over part marked B & D and a right to drain sewage over part marked C all on DP 568850 created by Easement Instrument 12543944.3 - 25.8.2022 at 2:30 pm

The easements created by Easement Instrument 12543944.3 are subject to Section 243 (a) Resource Management Act 1991

RENTAL APPRAISAL



Rental appraisal

Thank you for giving us the opportunity to appraise your property.

Property:
69 Raumanga Valley Road,
Raumanga, Whangarei

Prepared for:
Sue Maich & Damien Davis

Prepared on:
09 Aug 2024

Bedrooms : 3 x Bedrooms

Floorplan : 100sqm (more or less)

Bathroom : 1 x Bathroom with Separate WC

Exterior : 441sqm (more or less)

Description:

Old bungalow, basic, but tidy, warm and sunny. Fresh paint and new carpet do the heavy lifting. Three big bedrooms, one bathroom, and a small, easy-care section so your weekends stay yours. The covered front porch is a great place to spend a sunny afternoon and across the road is a lovely park where the kids can play. Buses are so close, and NorthTec is just up the road. The modern steel garage is an absolute bonus.

Some work may be required to meet the Healthy Home Standards for Residential Rental Properties

The most up-to-date data and market statistics have been used to compare your property with similar, recently rented properties in the area.

Based on these facts and figures and our knowledge of the local market, the weekly rental indication for your property is the price range below.

This is an indication of what you can expect for your property in the current market. The number of comparable properties used for this analysis can vary and influence the accuracy of the price range indicated above.

Our property management team work hard for you to

ensure the best returns for your investment property.

I look forward to discussing this appraisal with you.

\$620.00 - \$650.00 per week

Disclaimer: This rental assessment does not purport to be a registered valuation. It is based on:

- today's market—values may be affected by market conditions and peak/non-peak seasons
- the property complying with all relevant legal requirements, including under tenancy, building, health, safety and healthy homes legislation in so far as they apply to the property. Barfoot & Thompson make no representation and give no warranty that the property currently meets these requirements and the purchaser/recipient of this appraisal is advised to seek their own advice.

LOCATION MAP

Raumanga is a well-established suburb in Whangārei, just a short drive from the city centre. It is popular with families and first-home buyers due to its affordability, range of housing, and close proximity to everyday amenities. Local schools, parks, and shopping options provide convenience, while State Highway 1 makes commuting simple.

The area is also home to Te Pūkenga (NorthTec), the region's main tertiary education provider, attracting both local and international students. Green reserves and walkways in Raumanga Valley offer opportunities for outdoor recreation, while the nearby CBD, Whangārei Hospital, and transport links ensure excellent connectivity and accessibility.



- 300m to North Tech (Te Pūkenga)
- 900m to Manaia View School
- 1.0km to Otaika Shopping Centre
- 2.4km to Whangarei Hospital
- 2.5km to Whangarei CBD
- 3.1km to Whangarei Town Basin
- 3.4km to Whangarei Boys High School
- 3.7km to Okara Shopping Centre
- 4.7km to Kensington Sports Park
- 4.7km to Tarewa Mega Shopping Centre
- 5.9km to Whangarei Girls High School
- 9.6km to Whangarei Airport



SUE MAICH & DAMIEN DAVIS

Strongly focused on being at the top of their game, Sue and Damien have been driven to elevate their success and launch OWN Real Estate - a venture embodying their vision for a more personalised, client-focused approach. By stepping away from the constraints of a large corporate brand, Sue and Damien now embrace the independence of their OWN brand, allowing them to harness their principles of adding value to their clients transactions through the very best marketing, attention to detail and outstanding client service.

Equipped with the latest real estate strategies and technology, they are at the forefront of modern property marketing and negotiation. With over 30 years of combined experience and a track record in successful local development projects, they offer unmatched expertise in every transaction.

By their own admission, Sue and Damien run a tight ship. Their team handles the administrative tasks freeing Sue and Damien to do what they do best - seeking out property to sell, forming tight working relationships with their vendors and purchasers, marketing property superbly and negotiating sales.

Nothing is left to chance. Utilising the specific skills of a professional photographer, graphic designer, cleaner, builder, painter and home staging company if required. A home marketed by Sue and Damien is a strategically managed listing, destined to attain the best price in the least amount of time. Much of Sue and Damien's business now comes by the way of personal referral or repeat dealings with those who have enjoyed and highly regard doing real estate their way.

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