

PROPERTY BROCHURE



5 GRAND HILLS LANE, MAUNU

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

PRIME, FLAT & VOLCANIC...



Boundary lines are indicative only

5 GRAND HILLS LANE, MAUNU

FOR SALE

 2482sqm

This prime section is located in a private laneway off prestigious Millington Road in Maunu.

Offering a flat 2482sqm (more or less) section with stone walls, volcanic soil and surrounded by top-tier quality homes, this is a safe and salubrious neighbourhood where your investment will be future-proofed and assured.

The flat site will ensure building with ease, while top schools, Sherwood Park Golf Course across the road, cafes and services nearby will add convenience and excellent lifestyle.

In a quiet setting near local village amenities and minutes away from the CBD and hospital, this location is as good as it gets.

Our sellers' plans have changed and this is a unique opportunity to build your dream home on the only section available in this coveted location. Call Sue and Damien to make a time to view.

To download the property files please visit www.ownrealestate.co.nz

PHOTO GALLERY



PHOTO GALLERY



PHOTO GALLERY



KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 5, DP 588121 having a 1/7th share in Lot 9, DP 588121 as shown on Record of Title 1117471
CV	\$630,000
RATES	\$2,932.56
LAND AREA	2,482sqm (more or less)
WATER	Tank supply will be required
WASTE	Septic system will be required
POWER	At boundary
FIBRE	At boundary
SOIL	Volcanic
STONE WALL	On boundary
COVENANT	See Title

BOUNDARY MAP




Boundary lines are indicative only



**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 **1117471**
Land Registration District **North Auckland**
Date Issued 10 July 2023

Prior References
31375

Estate Fee Simple
Area 2482 square metres more or less
Legal Description Lot 5 Deposited Plan 588121
Registered Owners
Yaqian Zhang

Estate Fee Simple - 1/7 share
Area 1817 square metres more or less
Legal Description Lot 9 Deposited Plan 588121
Registered Owners
Yaqian Zhang

Interests

Appurtenant hereto are water rights created by Transfer 338421 - 25.9.1944 at 2:55 pm

Appurtenant hereto are rights of way and water and electricity rights specified in Easement Certificate B158809.5 - 18.3.1983 at 2.19 pm

Some of the easements specified in Easement Certificate B158809.5 are subject to Section 309 (1) (a) Local Government Act 1974 (See DP 97080)

C489733.3 Variation of the terms of the easement specified in Easement Certificate B158809.5 - 16.6.1993 at 12.57 pm

11430320.4 Resolution pursuant to Section 243(e) Resource Management Act 1991 cancelling the easement condition over Lot 1 DP 208231 imposed on DP 97080 and specified in Easement Certificate B158809.5 (See DP 534929) - Produced 1.7.2019 at 11:19 am and Entered 20.9.2019 at 1:00 pm

Subject to Section 241(2) Resource Management Act 1991 (affects DP 588121)

12704863.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 10.7.2023 at 3:41 pm (affects Lot 5 DP 588121)

Land Covenant in Covenant Instrument 12704863.9 - 10.7.2023 at 3:41 pm (affects Lot 5 DP 588121) (Limited as to duration)

Subject to a right of way, a right to convey electricity, telecommunications and water, and a right to drain water over part Lot 9 marked A, and a right to drain water over part Lot 5 marked D all on DP 588121 created by Easement Instrument 12704863.10 - 10.7.2023 at 3:41 pm

Appurtenant hereto is a right to drain water and a right to convey telecommunications, electricity and water and appurtenant to Lot 5 DP 588121 is a right of way created by Easement Instrument 12704863.10 - 10.7.2023 at 3:41 pm

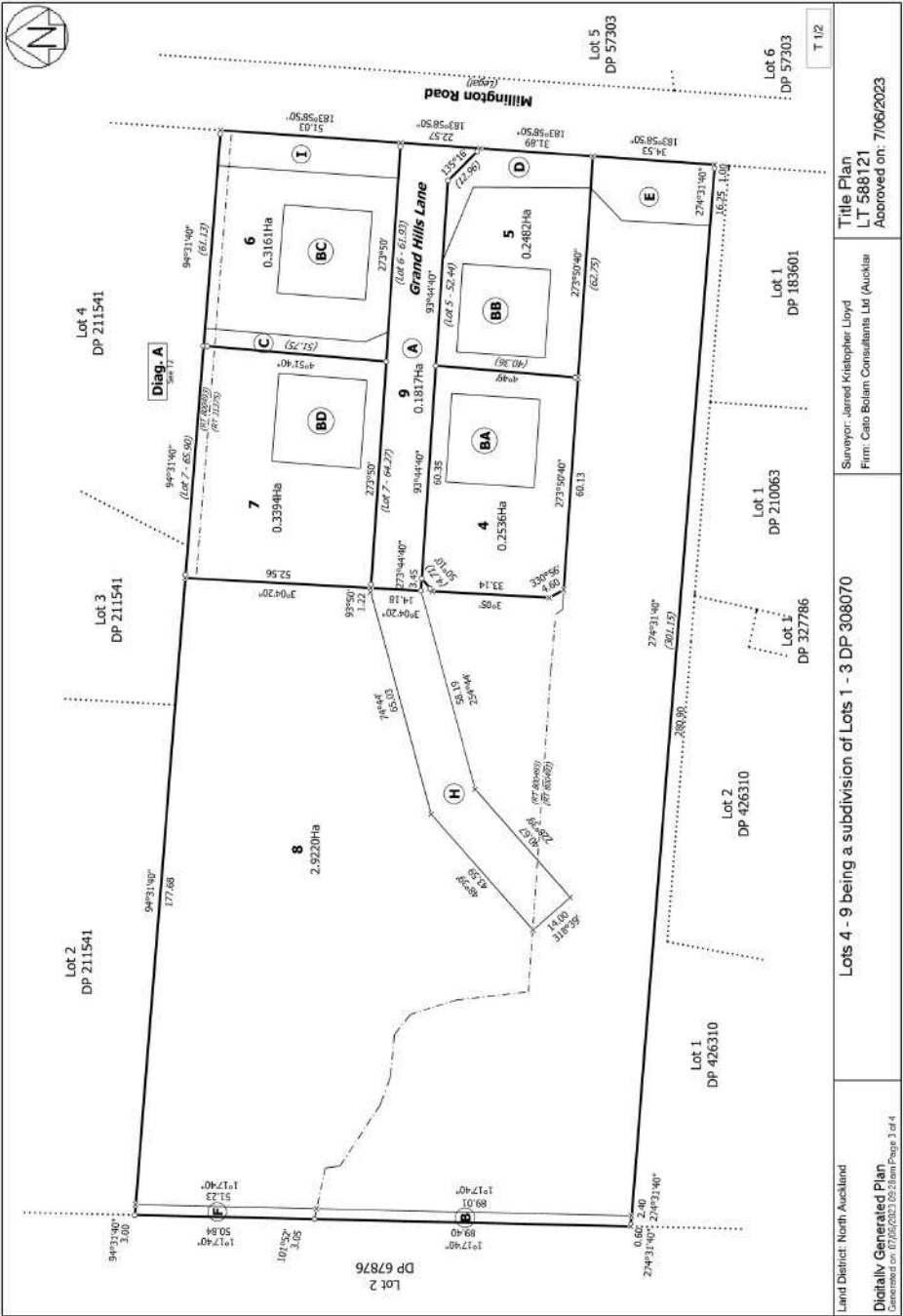
LEGAL TITLE

Identifier	1117471
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The easements created by Easement Instrument 12704863.10 are subject to Section 243 (a) Resource Management Act 1991	
Subject to a right (in gross) to convey electricity and telecommunications over part Lot 9 marked A all on DP 588121 in favour of Northpower Limited and Northpower Fibre Limited created by Easement Instrument 12704863.11 - 10.7.2023 at 3:41 pm	
The easements created by Easement Instrument 12704863.11 are subject to Section 243 (a) Resource Management Act 1991	

LEGAL TITLE

Identifier

1117471



NOTES

[illegible]

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