



**PROPERTY BROCHURE**  
**176 Kiripaka Rd Tikipunga**

*Jenny Martin*

**dwell**  
REAL ESTATE

022 479 5738  
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# Opportunity Knocks!

176 Kiripaka Road, Tikipunga



4 Bedrooms



1 Bathrooms



1 Garage and 4  
Carports



102m<sup>2</sup>



421m<sup>2</sup>

Welcome to 176 Kiripaka Road, Tikipunga. Set on a 421sqm freehold section, this well-located 1970s home offers four bedrooms plus a sunroom and is ready for its next owner to add their own flair. With Tikipunga shops directly across the road and Whangarei Town Basin just 10 minutes away, this is a super handy location for families or investors. The light-filled living area opens to an enclosed sunroom ideal for entertaining, while insulation and a heat pump provide year-round comfort.

Recent updates include a repainted roof, exterior and garage, along with near-new dishwasher, blinds and stove. The fully fenced section offers a single lock-up garage, ample off-street parking and space to garden. Currently tenanted with house-proud tenants keen to stay if desired, this is a fantastic opportunity in a realistic price bracket. Contact Jenny Martin at Dwell Real Estate or visit the Sunday open home to view.



Scan to download report  
sales and particulars

## LEGALS & CONSTRUCTION

|                    |                    |
|--------------------|--------------------|
| Land area          | 421 m <sup>2</sup> |
| Floor area         | 102 m <sup>2</sup> |
| Tenure             | Freehold           |
| Rateable value     | \$550,000          |
| Land value         | \$245,000          |
| Improvements value | \$305,000          |
| Rates              | \$3,286.36         |
| Council zone       | Residential 9A     |
| Technical Category | TC3                |
| School Zoning      | Tikipunga schools  |
| Year built         | c. 1970            |
| Exterior           | Weatherboard       |
| Roof               | Iron               |

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## CHATTELS

- Auto garage opener
- Blinds (near new)
- Clothesline
- Dishwasher
- Electric stove
- Extractor fan (bathroom)
- Heat pump with remote
- Light fittings
- Rangehood,
- TV bracket

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## DISCLOSURES

- DVS not working (needs new motor)
- Fireplace is boarded up - removed
- No garage door remote (opens from button inside house)
- Some marks on wallpaper, peeling in places
- Bathroom vanity is worn
- External light on garage - not working

### Vendor work done:

- Repainted roof, some nails replaced
- Dishwasher, stove and blinds put in by owners
- Exterior of house and garage painted



**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** **125471**  
**Land Registration District** **North Auckland**  
**Date Issued** 22 September 2004

**Prior References**  
NA5D/1461

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**Estate** Fee Simple  
**Area** 421 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 330503

**Registered Owners**  
Calvin James Thomas as to a 1/2 share  
Stacey Marie Thomas as to a 1/2 share

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**Interests**

Appurtenant hereto is a right to drain sewage created by Easement Instrument 6156716.3 - 22.9.2004 at 9:00 am  
The easement created by Easement Instrument 6156716.3 is subject to Section 243 (a) Resource Management Act 1991  
11932888.3 Mortgage to (now) ASB Bank Limited - 1.12.2020 at 1:44 pm



LI 330508 (Title Plan)  
 Date: 09 MAR 2004  
 File: 330508  
 No: 133002

**Approvals**

Registered Owner(s) \_\_\_\_\_

I hereby certify that this Plan was approved by the Whangarei District Council pursuant to Section 223 of the Resource Management Act 1991 on the 25<sup>th</sup> day of February, 2004, subject to the granting or reserving of easements set out on the Memorandum hereon.

Authorized Officer  
 (RC 37758 - Pt 4392)

| Memorandum of Easement |                   |                   |              |
|------------------------|-------------------|-------------------|--------------|
| Purpose Shown          | Servient Tenement | Dominant Tenement | Lot 1 Hereon |
| Right to Drain Sewage  | (A)               | Lot 2 Hereon      | Lot 1 Hereon |

New C'sT Allocated:  
 Lot 1 CT 105471 Lot 2 CT 329472

Class of Survey: Class 1  
 Fieldwork J Snowden

Total Area 1011m<sup>2</sup>

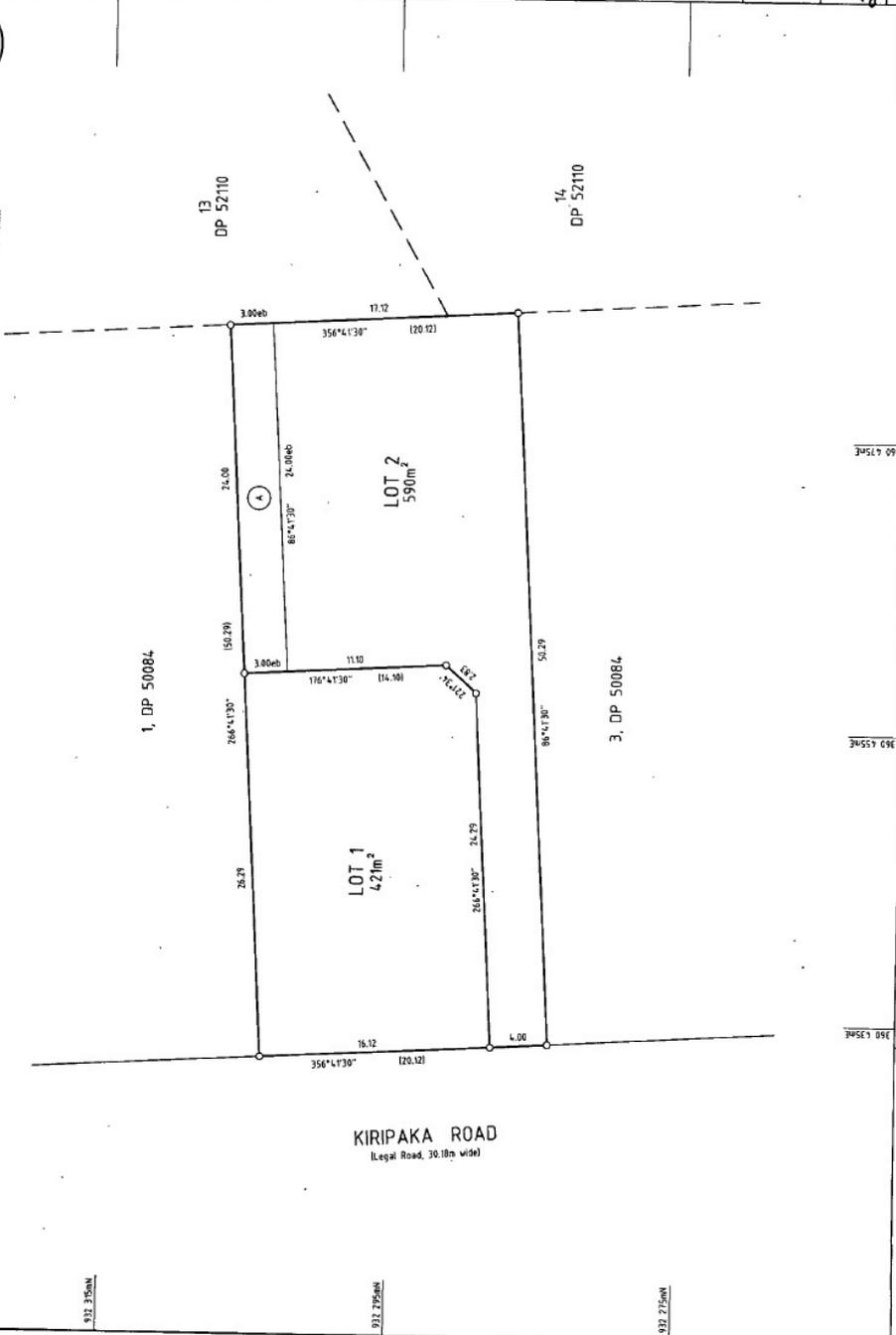
Comprised in CT 50/146 (all)

I, Bruce (Bruce) Woodhead of Whangarei being a person entitled to practice as a licensed cadastral surveyor, certify that—  
 (a) The surveys to which this dataset relates are true and correct in accordance with the Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/1;  
 (b) The boundaries, bearings and areas shown in accordance with this Act and those shown in accordance with this Survey of this City of Whangarei 2004.  
 Dated at Whangarei this 5<sup>th</sup> day of March 2004.

Signature   
 Bruce Woodhead  
 Licensed Cadastral Surveyor

Field Book: \_\_\_\_\_ Traverse Book: \_\_\_\_\_  
 Reference Plans: \_\_\_\_\_  
 Examined: \_\_\_\_\_ Correct: \_\_\_\_\_  
 Approved as to Survey by Land Information NZ on 24/3/2004  
 Deposited by Land Information NZ on 23/3/2004

File Received 09 MAR 2004  
 Instructions Approved AKLM 00/4



8795 - Homeworld

360 4754E

360 4554E

360 4354E

1, DP 50084

3, DP 50084

13 DP 52110

14 DP 52110

Plan of Lots 1 & 2 being a Subdivision of Lot 2 DP 50084

Territorial Authority Whangarei District  
 Surveyed By Reyburn & Bryant  
 Scale 1:200 Date November 2003

Land District North Auckland

932 3758M

932 3758M

932 3758M

# Notes

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## Testimonials About Us

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### AMAZING COMMUNICATION!

Loved our experience with Jenny, she kept us informed the whole way through selling our house and was so patient with us always asking questions. Highly recommend her.

“

### VERY PROFESSIONAL

Always on time for open homes. made sure the house presented at its best and an excellent communicator.

“

### PERSONAL SERVICE

Jenny gives you sage advice based on her wealth of experience and works for you to get the best possible result. Have used her before and would do so again.

“

### VERY HAPPY

Very happy. Jenny's professionalism, attention to detail and friendly approach made the sales process a positive experience despite challenging market conditions. I would not hesitate to recommend Jenny to friends and family.



# Jenny Martin

**Real Estate Specialist & Property Matchmaker**  
**022 479 5738 | [jenny@dwelre.co.nz](mailto:jenny@dwelre.co.nz) | [dwelre.co.nz](http://dwelre.co.nz)**

With over a decade of proven success selling over 500 properties across Whangarei, I am proud to introduce Dwell Real Estate; a boutique, bespoke agency powered by genuine connection and modern strategy.

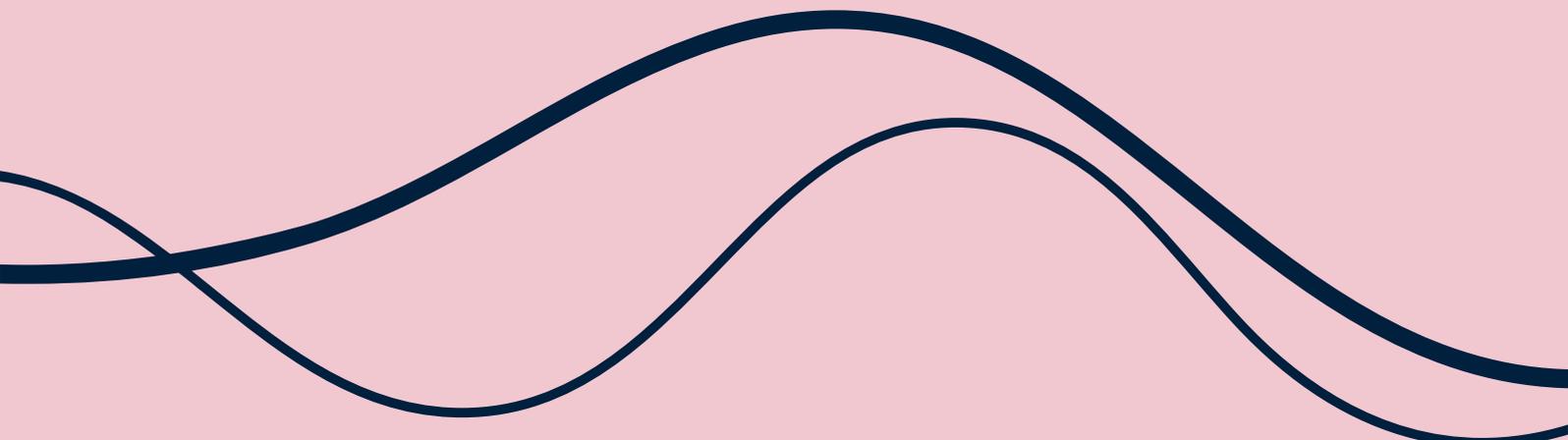
I understand that your home represents more than just an investment; it's where your life unfolds. I am vendor focused, I will listen to your needs and work with you every step of the way. I treat every property as if it were my own, combining local knowledge, strategic marketing, and genuine care to achieve exceptional results.

When you work with me, you get experience, honesty, and results that speak for themselves. Let's position your property to shine because your home deserves to stand out in the market.

If you are considering selling, I would love to chat!



Scan to request market price updates



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**Sell Smart, Dwell Better**

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