

INFORMATION | 60 Campbell Ave, Paraparaumu

<u>Rates</u>	\$4,935.46
<u>RV</u>	\$660,000 (Land - \$325,000 Improvements - \$335,000)
<u>Build</u>	1992 Building Permit (349) – New Dwelling. 1995 Building Consent (951162) – New Skyline Garage. Code Compliance Certificate issued – Feb. 1996. 1998 Building Consent (981164) – Alterations to Dwelling – 3 metre extension to rear. Code Compliance Certificate issued – Sept. 1999. 2007 Building Consent (070508) – Install Woodfire. Code Compliance Certificate issued – June 2007.
<u>Size</u>	Dwelling floor area 110 m ² incl. Garage (more or less) Land area 624 m ² (more or less)
<u>Foundation</u>	Garage – Concrete Slab, House - Piles
<u>Roofing</u>	Corrugated Iron
<u>Heating</u>	Water Heating Electric (177 litres, installed 2026), Heat pump, Fireplace (last serviced June 2024)
<u>Cladding</u>	Dwelling - Hardiflex weatherboards to the extension at the rear to match original build Hardiplank weatherboards as noted in council files. Garage – Steel weatherboards.
<u>Finishings</u>	Aluminium Joinery – exterior doors and windows - single glazing, modernised Kitchen, new flooring and freshly updated bathroom.
<u>Energy</u>	Electric hot water, electric oven and hobs.
<u>Insulation</u>	KCDC building files indicate insulation to external walls, underfloor and ceiling.
<u>Parking</u>	Single Garage

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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.

Sharalyn Fraser
Agency

Chattels

- | Window Treatments, Clothesline, Dishwasher, Electric Oven, Electric Hob, Extractor Fan x 1, Fixed Floor Coverings, Garden Shed, Heated Towel Rails x 1, Heat Pump x 1 & Remote x 1, Light Fittings, Range Hood, Smoke Detectors, Fireplace, Bench in the Shed, Firewood, Paint for Remedials

Rental

- | Previously rented at \$600 per week. Healthy homes compliant. Rental appraisal available on request.

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