

## INFORMATION | 53 Seddon Street, Waikanae

<u>Rates</u>		\$5,504.50
<u>RV</u>		\$750,000 (\$420,000 Land Value   \$330,000 Improvement Value).
<u>Build</u>		1964 Building Permit (130713) – Double Garage 600 (SQ FT) – approximately 55 m <sup>2</sup> .
		1965 Building Permit (130908) – House 1,463 (SQ FT) – approximately 136 m <sup>2</sup> .
		1979 Building Permit (JO41310) – Addition to dwelling approximately 10 m <sup>2</sup> .
		1979 Building Permit (JO41400) – Install Pot Belly Stove with Wetback.
		1991 Building Permit (18901) – Install Free Standing Fireplace – Replace existing Pot Belly with Free standing Fireplace with Wetback.
		1995 Building Consent (942621) – Alteration / French Doors / Concrete Stairs from family room into back garden. Code Compliance Certificate issued 16 May 2000.
<u>Size</u>		Dwelling Floor Area 210 m <sup>2</sup>   Land Area 1,214 m <sup>2</sup> .
<u>Foundation</u>		House - Concrete Foundation wall and concrete piles. Garage – Concrete foundation wall and concrete slab.
<u>Roofing</u>		Corrugated iron.
<u>Heating</u>		Electric Hot Water Cylinder (180 ltr installed in 2023), Wood Fireplace (serviced 3 years ago).
<u>Cladding</u>		Mix material - Wood Weatherboards, and portion of board and batten.
<u>Finishings</u>		Mix of original wooden joinery – windows and French doors along with aluminium windows and exterior sliding doors. Single glazed.

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*Agency*

<u>Energy</u>		Electric oven, hobs and hot water.
<u>Insulation</u>		Ceiling only.
<u>Parking</u>		Single Garage with workshop – top of property electric tilt door. Single garage under house – manual garage door.
<u>Chattels</u>		Auto Garage Door Opener & Remote x 2, Window Treatments, Clothesline, Electric Stove, Extractor Fan (as is), Fixed Floor Coverings, Light Fittings, Refrigerator, Smoke Detector, Waste Disposal, Compost Bin, Woodburner, Shelving in Garage, Shelves in Lounge, Bathroom Heater.
<u>Rental</u>		Available on request.

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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.