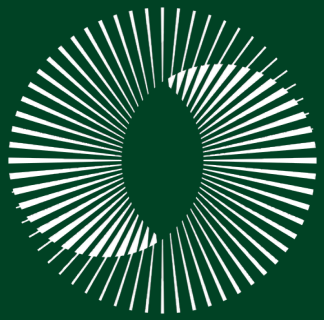


# Mint



51 SIMLA AVENUE, HAVELOCK NORTH

# Contents

- 03 Introduction
- 04 Legal & Council
- 05 Design & Build
- 06 Floor Plans
- 08 A Closer Look
- 10 Gallery
- 14 Property Location
- 15 Meet Nic Goodman



51 SIMLA AVE, HAVELOCK NORTH

## WOODCROFT

Woodcroft is a rare Havelock North home of genuine architectural significance - originally designed in 1921 by James Walter Chapman-Taylor, and more recently reimaged by Designgroup Stapleton Elliott (2022) to meet the demands of modern family life.

The transformation is clever and respectful - history has been retained, while flow, comfort and connection to the outdoors have been elevated.



4 + 1



2 + 1



3 + 1



1.5



238 m2 +  
34 m2 +  
33 m2



1,386 m2 (more or less)

# Legal & Council

## LEGAL DESCRIPTION

LOCATION	51 Simla Ave, Havelock North
LEGAL DESCRIPTION	Lot 4 DP 10209
CERTIFICATE OF TITLE	10490/25000
ESTATE	Freehold
LAND AREA	1,386 m2 (more or less)

## COUNCIL & RATES

TERRITORIAL AUTHORITY	Hastings District Council
ZONE	Residential
RATING VALUATION	\$3,400,000 (01/08/25)
IMPROVEMENTS	\$2,610,000
LAND VALUE	\$790,00
RATES	\$7,057.14 HDC \$1,884.75 HBRC

NOTE - THE NEW CV WILL BE CONTESTED



# Design & Build

## BUILDING CONSENT

**COA 20250012 – Replacement bathroom showers  
(ensuite & main bathroom) COA 20/05/2025**

**ABA 20220635 – Additions and Alterations,  
Designgroup Stapleton Elliott. CCC: 11/06/2024**

- Foundations - precast concrete, polystyrene insulation
- Cladding - Concrete - pebble dash finish
- Joinery - wood/aluminium
- Roof - House - concrete tiles: Apartment & Garage - Colour Steel (all replaced 2023 - 2025)
- Electrics - replaced throughout house, apartment & garage, including a new meter board and new (relocated) circuit board by Alba Electrical
- Plumbing - All plumbing replaced by Masters Plumbing, including plumbing to the gate and toby.
- Gutters/Downpipes - Copper (House); Coloursteel (apartment, garage, kitchen extension)
- Insulation - ceilings

**ABA20170066 – Ensuite addition. CCC 01/2020**

**ABA 20061998 – Construct swimming pool. CCC  
05/2009**

**ABA 20051003 – Install solid fuel heater into existing  
fireplace. CCC 07/2005**

**Building Consent 69831 – dwelling alteration 12/1983**

**Building Consent 109367 – building alteration 10/1978**

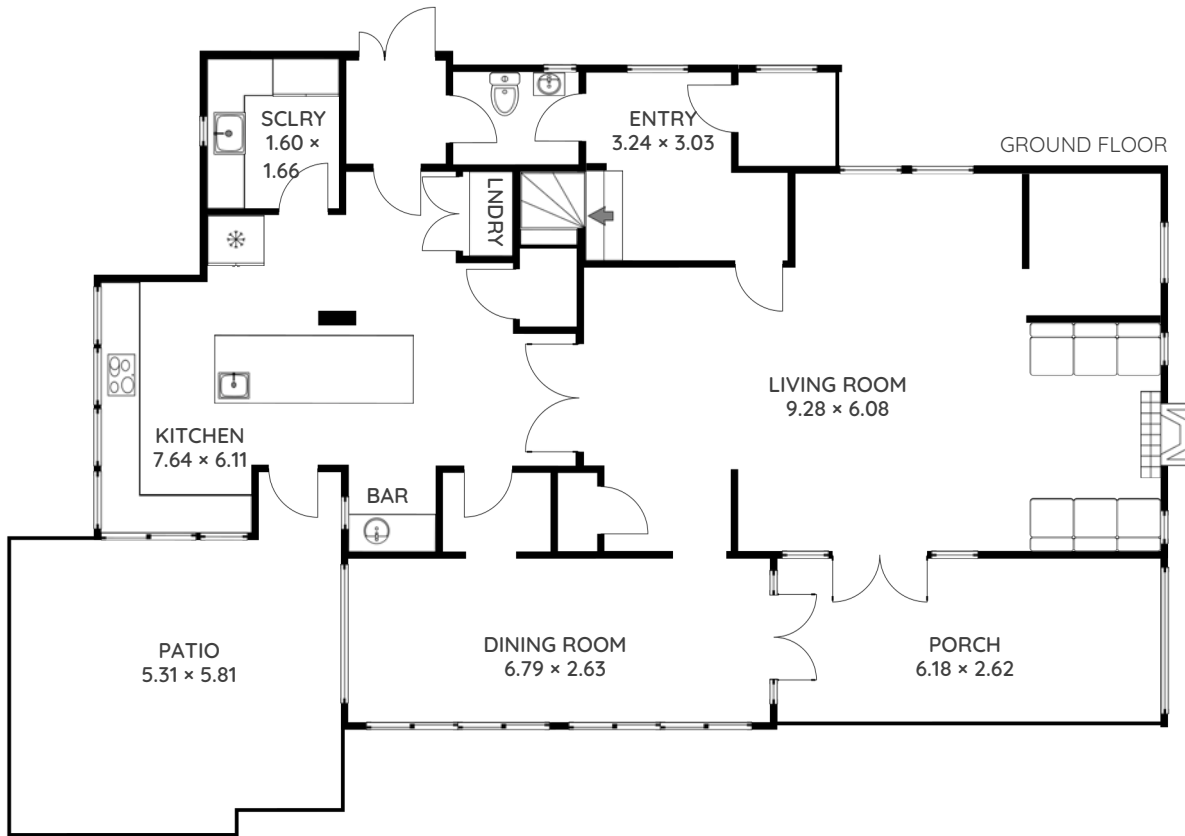
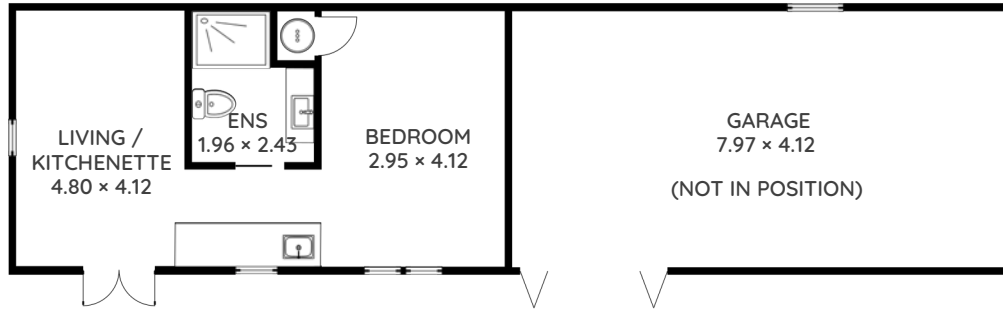
**Building Consent 21133 – bathroom alteration 05/1977**

**Original build - James Walter Chapman -Taylor  
architect (1921)**

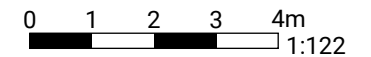
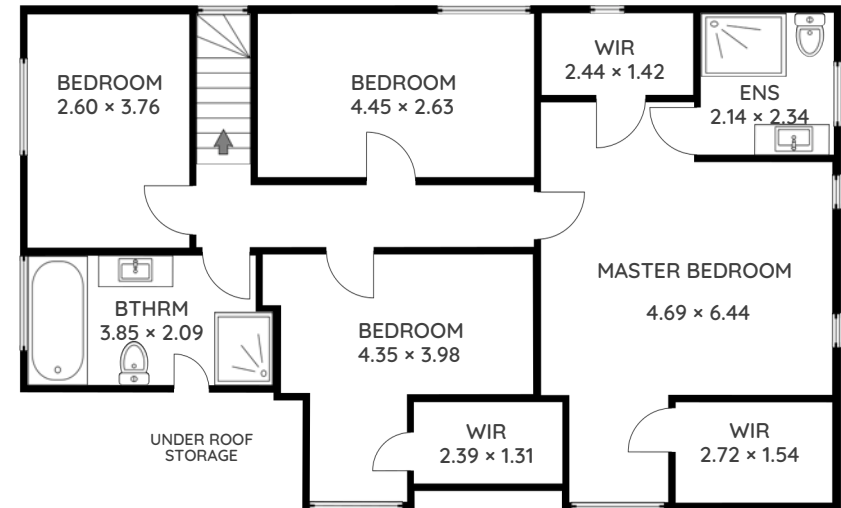
## REPORTS AVAILABLE

- LIM
- Title
- Floor Plans





FIRST FLOOR



Mint

FOR VISUAL PURPOSE ONLY Drawings are approximate only and to be used for visual representations ONLY. We measure internal spaces and not the exterior. Measurements should be verified by the buyer. We take no responsibility for omissions and errors. floorplanshb.co.nz

# A Closer Look

## WOODCROFT - HOUSE

- Fixed floor coverings
- Window treatments
- Light fittings
- F & P double dish drawer
- Fisher & Paykel fridge/freezer (plumbed)
- Smeg wall oven x 2
- Miele 4-zone induction cooktop
- Ikon Illumahood rangehood
- Insinkerator
- Heated towel rails x 3 (ensuite, bathroom, laundry)
- 2 x extraction fans
- Schmick wine fridge
- Inbuilt compost bin
- Shoe locker & coat hooks
- Daikin heatpump
- 4 x Nobo electric panel heaters
- Wooden fan
- Masport inbuilt wooden fire
- Underfloor heating (kitchen, ensuite, bathroom)
- 2 x electric hot water cylinders
- Smoke alarms
- Unifi wifi system

## WOODCROFT - APARTMENT

- Fixed floor coverings
- Light fittings
- Window finishings
- Haier fridge
- Extraction fan
- Heated towel rail
- Nobo electric panel heater
- Rheem electric hot water cylinder

## WOODCROFT - OUTDOOR & LIFESTYLE

- Water filtration system (water softener, carbon filter, particle filter - garage)
- Heatpump (pool)
- Pool cover & accessories
- Clothesline
- Wallbox 32amp E.V charger (hardwired on own circuit - garage)
- Electric outdoor heater (patio)
- Bench, shelves, hooks - original tool shed
- Garden lighting



# A Closer Look

## WATER

- Town supply
- Water Softener
- Carbon & Particle Filter

## SEPTIC

- Town supply

## INTERNET

- Fibre with UniFi wifi system (x3)

## HOT WATER

- 2 x electric hot water cylinder (house - above laundry, cupboard off bathroom)
- 1 x electric hot water cylinder (apartment)

## HEATING

### House

- Electric underfloor heating (kitchen, ensuite, bathroom)
- Masport inbuilt wood fire (living room, consented, but non-compliant)
- Daikin heatpump (living room)
- 4 x Nobo electric panel heaters (

### Apartment

- 1 x Nobo electric panel heaters

## SCHOOL ZONES

- Te Mata School - yrs 1 - 6
- Havelock North Intermediate - yrs 7/8
- Havelock North High School - yrs 9 - 13
- Hereworth - yrs 1 - 8
- Woodford House - yrs 7 - 13
- Iona College - yrs 7 - 13
- Lindisfarne College - yrs 7 - 13







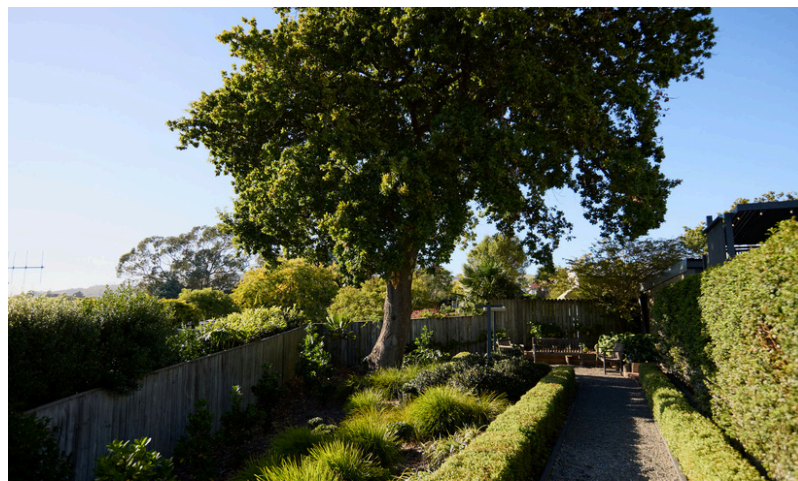
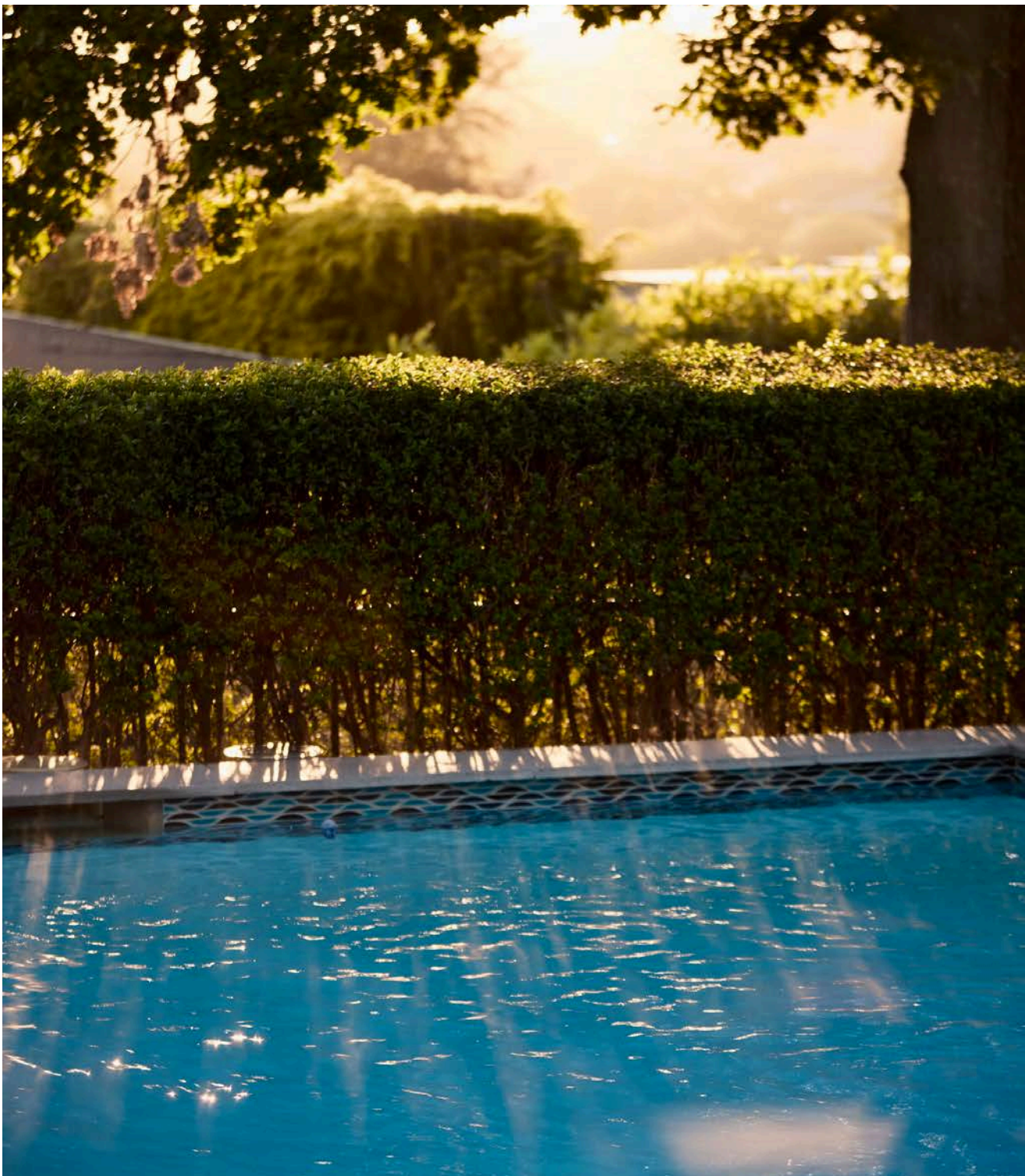






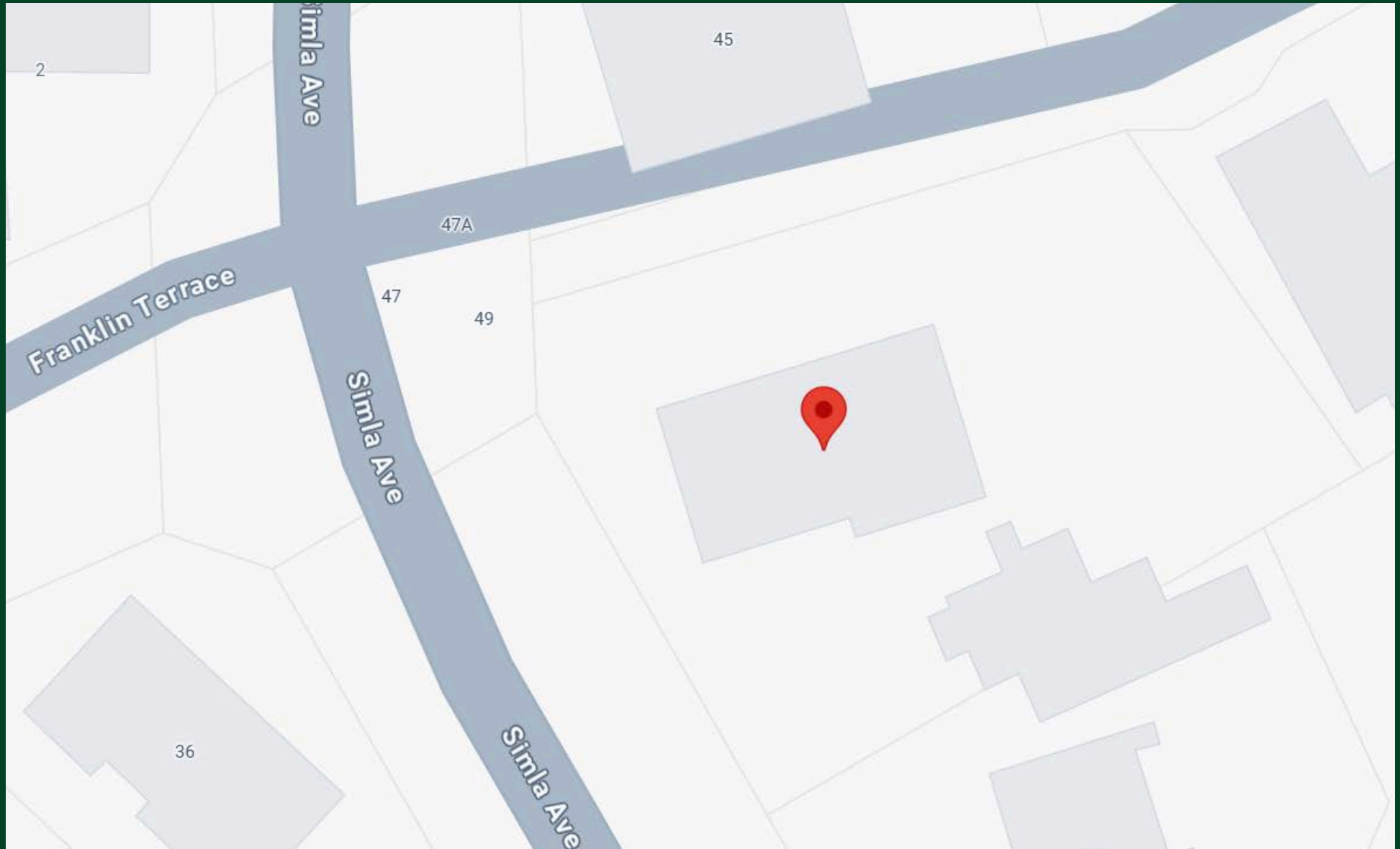








# 51 SIMLA AVE, HAVELOCK NORTH - LOCATION



# Meet Nic Goodman

**FOUNDER AND PREMIUM PROPERTY SPECIALIST**  
**MINT – HAWKE’S BAY’S ONLY AGENCY DEDICATED TO PREMIUM PROPERTIES**

For over a decade, I have had the privilege of guiding clients through the property market in Hawke’s Bay. From my experience, I have consistently noticed how a tailored and client-focused approach yielded exceptional results for those with high-end properties.

This insight inspired the creation of Mint – Hawke’s Bay’s only agency dedicated to premium properties. My vision is to offer unparalleled expertise, discretion, and service that matches the calibre of the properties I represent.

For me, it is more than just business. My clients are at the heart of everything I do. From personalised marketing strategies that capture the essence of a property to seamless, stress-free transactions, I ensure that every step of the property journey feels effortless.

My commitment to integrity, dedication, and a pursuit of excellence is reflected in the level of service I provide. I strive to not only meet but exceed the expectations of my clients. Last year, I achieved an average sale price of \$3,000,000 – 95% higher than any other agent in Hawke’s Bay, and I maintain a flawless 5-star rating on RateMyAgent.

Hawke’s Bay is a region of unrivalled beauty, and I am passionate about showcasing its finest properties.

Let’s shape the future of your property together.

I look forward to working with you.

*Nic Goodman*

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