

71 cook street
marfell





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 3  1  2  1  100 m²  673 m²

solid bones, bright future

Some homes arrive polished and complete. Others offer something different; the chance to roll up your sleeves, add your own style, and create something truly yours. Built in 1962, this weatherboard home sits proudly on a flat 673m² section and is ready for its next chapter.

Inside, large windows invite sunshine into the generous living room, while the welcoming sunroom stretches across the front of the home, creating a warm spot to relax throughout the day. Three bedrooms are supported by a tidy bathroom, separate toilet, and practical laundry.

Arched doorways add a touch of character, the gas heater keeps the lounge cosy, and the infinity hot water system provides modern convenience. While the kitchen and interior are undeniably dated, the opportunity to renovate and add value is clear.

Outside, established border hedges create privacy around flourishing citrus trees, including lemons and mandarins, along with a productive passionfruit vine. A large double garage with a pit, generous off-street parking, greenhouse, and separate hobby room provide space for projects, workouts, gaming, or creative pursuits.

With a roof just three years old and plenty of potential on offer, this is a property where imagination and effort could be richly rewarded. Come and see what the future could look like.

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property information

legal

legal description: freehold
council rates: \$3,867.66
rateable value: \$445,000
floor area: 100 m²
land area: 673 m²

property

built in: 1962
bedrooms: 3
bathrooms: 1
lounges: 1
garage: 2
cladding: weatherboard
roofing: tile profile
heating/cooling: gas
hot water: infinity
insulation: roof and floor
fencing: partial
land contour: flat
glazing: single
internet: available

reports & information

see move website

water and sewage

town mains

chattels

auto garage door opener 1
and 2 remotes, window
treatments, electric oven,
gas cooktop, extractor fan 1
bathroom, fixed floor
coverings, garden shed 2,
infinity water heating
system, light fittings.

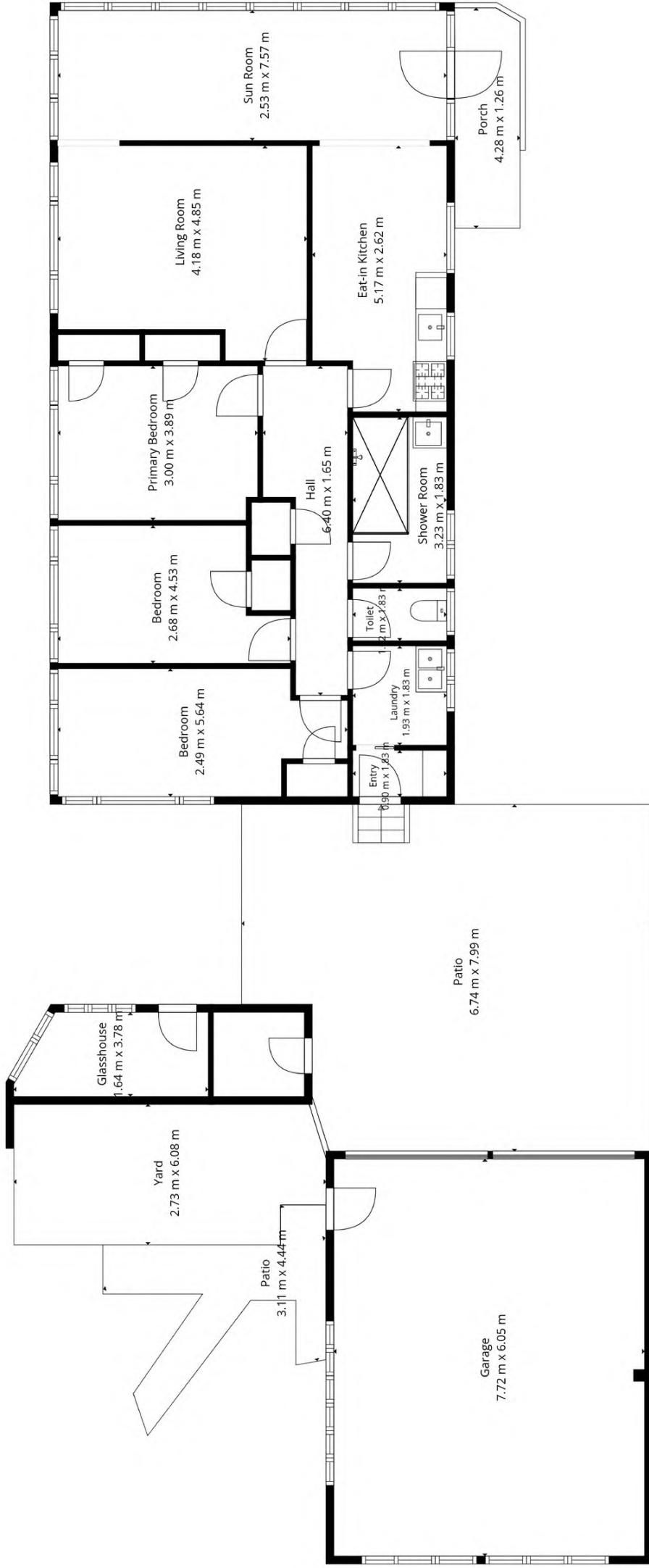
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TOTAL: 124 m²

1st floor: 124 m²

EXCLUDED AREAS: GARAGE: 47 m², PORCH: 5 m², PATIO: 58 m²,

WALLS: 14 m²





**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 **TNG4/941**
Land Registration District **Taranaki**
Date Issued 11 September 1985

Prior References
TNA1/528

Estate Fee Simple
Area 673 square metres more or less
Legal Description Lot 149 Deposited Plan 9062
Registered Owners
G-R-M-N Downing Trustee Limited

Interests
Fencing Proviso in Transfer 324535.2 - 11.9.1985

proven results
in Taranaki.

don't just take
my word for it!



14B Rennell Street, Frankleigh Park

Excellent advice and support.

Darrell has been excellent to deal with. He was honest and trustworthy throughout the entire process. He provided excellent advice and the entire process smooth throughout. I would highly recommend Darrell to sell our home again.
Scott & Hayley Walls (Vendor)

Purchase with confidence.

Thank you Darrell and Riley for your professional and well organized service. The information package for the property was very thorough and well prepared and both of you were very helpful and easy to communicate with. Would definitely recommend for both selling and purchasing a property. Thank you for making buying my new house a wonderful experience, much appreciated
Bronwyn Jefferies (Buyer)



22 Mercade Close, Stratford
Highly Rated Agent

Darrell Paterson sold our house within the time he said he would. Firstly he is a man of his word and sold the house in the timeframe he quoted to us. He is always very professional, great communication throughout and always very positive which we loved. Darrell is a highly rated agent by us and would recommend him to anyone who wants a sale. He has an approach to selling different to other 'old school' styles and this system works with great aplomb. Thanks again for a silky smooth sale Darrell. Living the dream!!
Jan & Linz Franklin (Vendor)



16A Links Drive, Waiwhakaiho

We met Darrell on the of chance at an open home. He came across as very friendly and approachable. Very knowledgeable to the market conditions, good communicator and enthusiastic. One of those guys you wouldn't mind going for a beer with! Got the job done in a relatively short space of time. Highly recommend Darrell to any prospective buyers or sellers.
Andy and Leticha Irvine (Vendor)

Supportive, responsive and effective

We recently purchased a property with Darrell's help and couldn't be happier with the experience. He was very responsive throughout the process, always available to answer questions and provide guidance. Darrell's approach to negotiation was both effective and professional. Most importantly, he was careful and considerate at every step, making sure we felt confident and supported in our purchase.
Leanne and Stephen Hodge (Buyer)



13 Cargill Place, Frankleigh Park
Excellent help

Darrell and Riley were amazing help in selling my home. Definitely going above and beyond and still gave amazing help even after the sale. From start to finish they were always available when I needed help offering great advice and assistance with all aspects of the sale, from getting the house ready for the market to working through any issues that came up. I definitely recommend chatting to them when looking to sell your home.
Neil MacLean (Vendor)

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