

45c princess street
waitara





easy living starts here

 2  1  1  114 m²  500 m² +

Some homes simply make life easier. Set well back from the road on a private freehold section, this beautifully presented character home offers the warmth of its 1910 origins with the comfort and practicality today's buyers are looking for.

Step inside and you'll find light-filled open plan living where the spacious kitchen takes centre stage, offering generous bench space, excellent storage and an easy connection to the dining and living areas. From here, doors open onto a sunny deck, creating a natural extension for entertaining or enjoying a quiet morning coffee. A heat pump and wood burner provide year-round comfort, while two generous bedrooms, a tidy bathroom with separate bath, separate toilet and a cleverly tucked-away laundry complete a layout that simply works. The floor plan also includes a versatile office, ideal for working from home or hobbies.

Outside, the fully fenced section is flat, private and wonderfully easy to care for, making it an excellent choice for downsizers, first-home buyers or investors. The generous deck and established grounds provide just enough space to enjoy without demanding your weekends. The land is 500m² plus $\frac{1}{4}$ share of the driveway.

With the Waitara River and boat ramp nearby, supermarkets, shops, schools, golf clubs, public transport and active community sports all within easy reach, this is a home that offers comfort, convenience and a lifestyle that's easy to appreciate. If you've been searching for a tidy freehold property that's ready to enjoy from day one, this deserves a place at the top of your viewing list.

move.



move.

property information

legal

legal description: freehold

council rates: \$3,598.88

rateable value: \$450,000

property:

floor area: 114sqm

land area: 500sqm + ¼ share of driveway

built in: 1910

bedrooms: 2

bathrooms: 1

lounges: 1

cladding: weatherboard

roofing: steel/g-iron

heating/cooling: fire place, heat pump

hot water: infinity

fencing: partial

land contour: flat

internet: available

water & sewage

town mains

reports & information

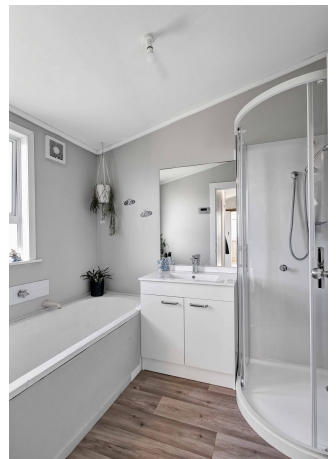
the following information is available on the move website: title, floorplan, property information pack, council records and the sale & purchase guide.

chattels

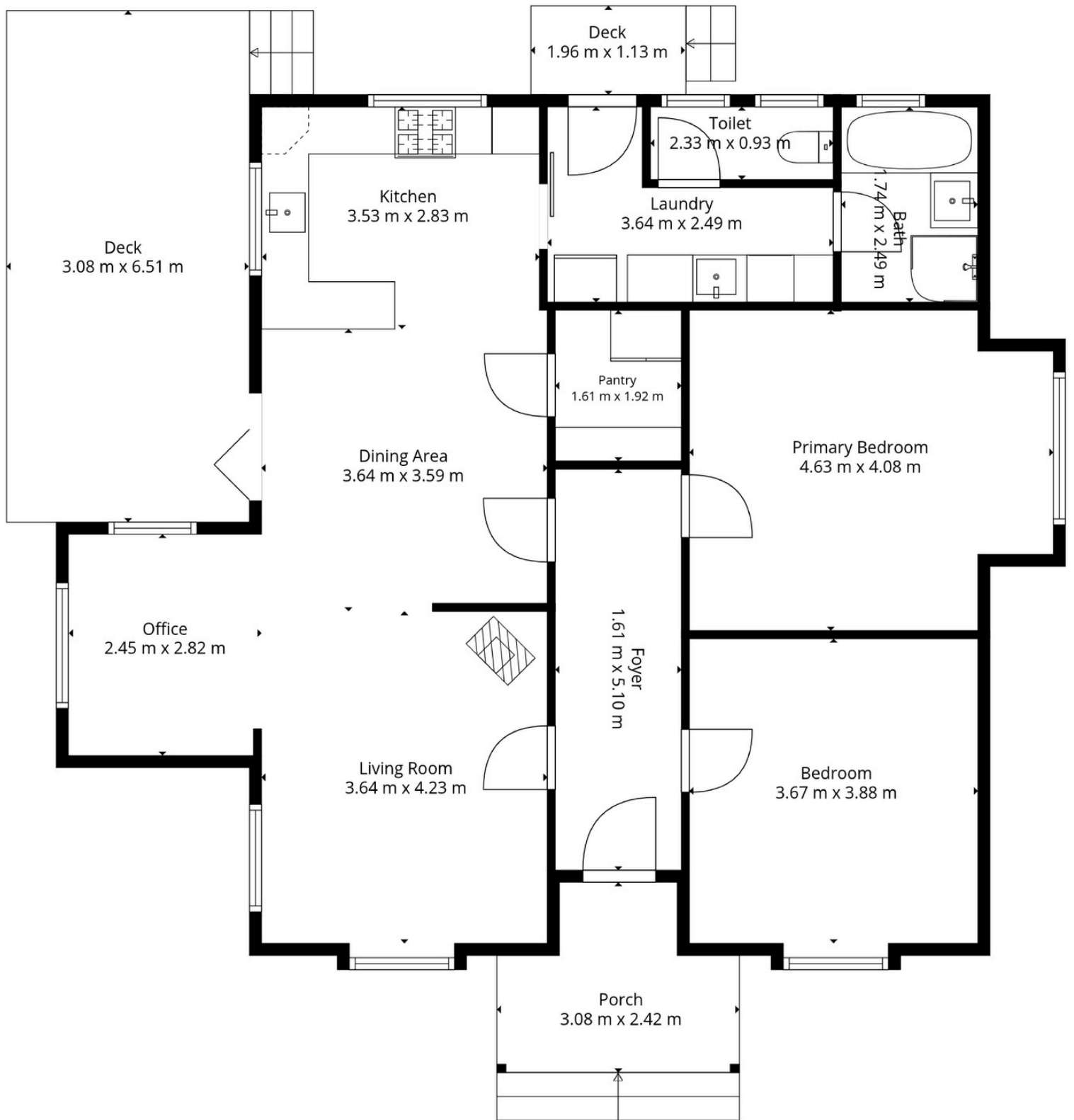
window treatments, electric oven, gas cooktop, extractor fan 1 bathroom, fixed floor coverings, garden shed 2, heat pump 1 and 1 remote, infinity water heating system, light fittings, 2 x wardrobes, 4 x blue gardening pots

excluded chattels

lounge light chandelier



move.



TOTAL: 105 m2

1st floor: 105 m2

EXCLUDED AREAS: PORCH: 6 m2, DECK: 22 m2, BAY WINDOW: 0 m2,
WALLS: 7 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 **1166469**
Land Registration District **Taranaki**
Date Issued 12 June 2024

Prior References
TNC2/1048

Estate Fee Simple
Area 500 square metres more or less
Legal Description Lot 4 Deposited Plan 599866

Registered Owners

Barry Bryant Watkins as to a 1/2 share
Denise Judith Heaven as to a 1/2 share

Estate Fee Simple - 1/4 share
Area 257 square metres more or less
Legal Description Lot 5 Deposited Plan 599866

Registered Owners

Barry Bryant Watkins as to a 1/2 share
Denise Judith Heaven as to a 1/2 share

Interests

Subject to Section 241(2) Resource Management Act 1991 (affects DP 599866)

12931341.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 12.6.2024 at 8:53 am (Affects Lot 4 DP 599866)

Subject to a right of way, a right to drain sewage, a right to convey electricity, gas, telecommunications and water over part Lot 5 DP 599866 marked A, C, D on DP 599866 created by Easement Instrument 12931341.3 - 12.6.2024 at 8:53 am

Appurtenant to Lot 4 DP 599866 is a right of way, a right to drain sewage, a right to convey electricity, gas, telecommunications and water created by Easement Instrument 12931341.3 - 12.6.2024 at 8:53 am

The easements created by Easement Instrument 12931341.3 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to drain sewage over part Lot 5 DP 599866 marked C on DP 599866 in favour of New Plymouth District Council created by Easement Instrument 12931341.4 - 12.6.2024 at 8:53 am

The easements created by Easement Instrument 12931341.4 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Covenant Instrument 12931341.5 - 12.6.2024 at 8:53 am (Affects Lot 4 DP 599866)

the move. foundation

Founded in November 2021, move set out to be significantly different from the traditional real estate brands.

We wanted to add value as well as genuinely support people and families within the community – the same community that Darrell and I live in with our own families.

Recognising the rising number of “at risk” people living in New Plymouth, we made a conscious decision to financially support and assist where we can.

By allocating a portion of every commission we earn to the move Foundation, founded in April 2022, we aim to support whanau and families in need.

Every month we will choose a local charity or organisation to help.



Consciousness means caring about others, values that are super important to the move brand.

After all, it speaks to who we are, as people.

recipients to date

- Alzheimers Taranaki
- Bellyful New Plymouth
- Big Brothers, Big Sisters of NZ
- Cancer Society
- Conductive Education Taranaki
- Daphne Cancer Care
- Dry July NZ Trust
- East Taranaki Environment Collective
- Eat a Rainbow Foundation
- Foodbank New Plymouth
- Gabby's Starlit HOPE
- Heart Kids Taranaki
- Horses Helping Humans Taranaki
- Hospice Taranaki
- House for Karen
- IDEA Services
- Little Fighters Trust
- Marfell Breakfast Club
- Mellowpuff Charitable Trust
- North Taranaki Neighbourhood Support
- On The House
- Parkinson's New Zealand
- Pinc & Steel
- Roderique Hope Trust
- Salvation Army
- SPCA Taranaki
- St John New Plymouth
- Take Them a Meal
- Taranaki Air Ambulance Trust
- Taranaki Coastguard
- Taranaki Health Foundation
- Taranaki Retreat
- Taranaki Sustainable Backyards Trail
- The Speed Freaks
- Volunteering New Plymouth
- We Love Dogs Charitable Trust
- Wise Charitable Trust

DONATED

\$46,394

POWERED BY



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STATEMENT OF PASSING OVER

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move.

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