



PROPERTY BROCHURE

11 Spedding Road, TIKIPUNGA



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REAL ESTATE





HEADS UP! 4 BEDDIE ON QUARTER ACRE WITH DOUBLE GARAGE!

11 Spedding Road , TIKIPUNGA



4



1



4



100 m²



1012 m²

Price indication: Offers Closer to Mid \$600,000s

Set in popular Tikipunga, 11 Spedding Road offers the space and practicality families are looking for. With 4 bedrooms, 1 bathroom and a well-designed living/dining area, this home is ideal for growing families, first-home buyers or investors seeking a solid opportunity in a convenient location.

Inside; the layout provides comfortable everyday living with room for everyone to spread out and enjoy. The light and bright living area creates a welcoming central hub for relaxing with family and friends, while the four bedrooms offer flexibility for children, guests, a home office or hobbies.

Outside, excellent vehicle accommodation adds real appeal, with a double garage plus 2 open car spaces giving you plenty of room for cars, tools, trailers or extra parking for visitors.

Check out the HUGE backyard! Fully fenced so its perfect for children and animals. There is a public reserve at the back of the property as well

Features at a glance:

- Large freehold 1,012sqm section
- Healthy Homes (certificate available)
- Good sized lounge with heat pump
- Smart vent system (in the roof)
- Freshly painted interior; exterior washed
- Lockable double freestanding garage
- 2 off-street carpark

LEGALS & CONSTRUCTION

Land Area	1012 m ²
Floor Area	100 m ²
Tenure	Freehold title
Rateable Value	\$600,000
Land Value	\$335,000
Improvements Value	\$265,000
Rates	\$3,763.71
Council Zone	Residential 9A Medium density (WDC)
Technical Category	RD196B
School Zoning	Tikipunga schools
Year Built	1962
Exterior	Wood/weatherboard
Roof	Iron
Other	

CHATTELS

Window treatments, clothesline, freestanding oven, rangehood, Smartvent (in ceiling), extractor fan in bathroom, fixed floor coverings, heat pump, light fittings, smoke detectors, security system

DISCLOSURES

- Property has been rented since owners purchased in 2016.
- Healthy Homes- certificate provided by Quinovac.
- Vendor work:
 - interior painted, house exterior washed and roof, fence waterblasted.
- Toilet is in the laundry (was like this when the vendors purchased).
- Fireplace covered up/not working.
- Crack in the hearth tiles.
- Small damage to exterior weatherboard (side of house).
- 1 key locks ranchslider, back door and laundry door.
- Back fence gate is padlocked and will need to be changed by new owner.
- Meth test done on last tenants exit -negative

New LIM provided:

- Erect a dwelling - 1962
- Erect a garage - 1968
- Medium density residential zone
- Mine subsidence hazard zone 3 - low risk
- Not in a flood hazard zone
- Landslide susceptibility in relation to this property - low



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017



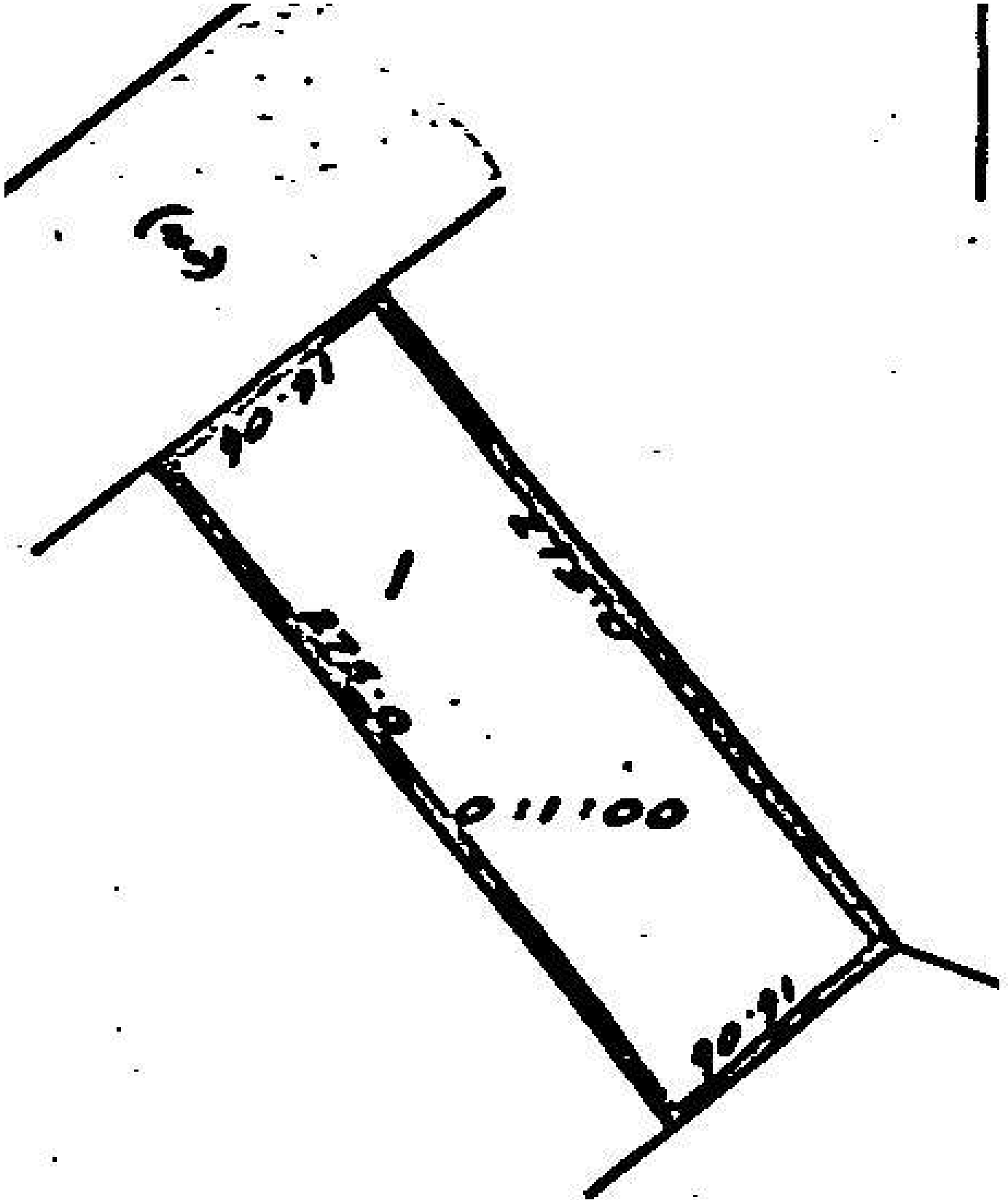

R.W. Muir
Registrar-General
of Land

Identifier **NA1153/14**
Land Registration District **North Auckland**
Date Issued 16 August 1955

Prior References
NA1016/5

Estate Fee Simple
Area 1012 square metres more or less
Legal Description Lot 1 Deposited Plan 41542
Registered Owners
Ross Scott Robertson and Gemma Whitney Robertson

Interests
Subject to a mining right created by Transfer 500776
Excepting thereout all the mines beds and seams of coal lying and being in or under the said land as excepted by Transfer 500776
Fencing Agreement in Transfer 562462 - 16.8.1955
10488078.2 Mortgage to Westpac New Zealand Limited - 18.7.2016 at 4:14 pm





Jenny Martin

Real Estate Specialist & Property Matchmaker
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With over a decade of proven success selling over 500 properties across Whangarei, I am proud to introduce Dwell Real Estate; a boutique, bespoke agency powered by genuine connection and modern strategy.

I understand that your home represents more than just an investment; it's where your life unfolds. I am vendor focused, I will listen to your needs and work with you every step of the way. I treat every property as if it were my own, combining local knowledge, strategic marketing, and genuine care to achieve exceptional results.

When you work with me, you get experience, honesty, and results that speak for themselves. Let's position your property to shine because your home deserves to stand out in the market.

If you are considering selling, I would love to chat!



Scan to request market price updates

Sell Smart, Dwell Better



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