



PROPERTY BROCHURE

2 Suncrest Lane, PORT WHANGAREI



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dwelldre
REAL ESTATE





INVESTOR ALERT! BRICK & TILE BEAUTY!

2 Suncrest Lane , PORT WHANGAREI



3



2



1



120 m²



445 m²

Price Indication: Early \$600,000s. Investors welcome - with sitting fixed term tenant paying \$650 per week

Welcome to 2 Suncrest Lane, Port Whangarei; a low maintenance, easy care, brick & tile home offering comfort, space and everyday convenience.

With three bedrooms, two bathrooms including an ensuite and a practical single-level layout, this property is ideal for the astute investor.

The home features a generous living area designed for relaxed day-to-day living, with plenty of room to unwind or entertain. The master bedroom is complemented by its own ensuite, while the additional bedrooms are well suited for children, guests or a home office setup.

A single garage provides secure parking and storage, with the added bonus of two open car spaces for extra vehicles, visitors or recreational gear.

The current tenants look after the home like it's their own and are on a fixed term tenancy through until June 2027; paying \$650 per week. A seamless transition could see you as the new owner of this brick & tile beauty.

Features at a glance:

- Built in 2020 by Jennian Homes
- First property in the lane; so only 1 neighbour
- Fixed term tenancy with great tenants paying \$650 per week (fixed through until June 2027)
- Fully fenced
- Healthy Homes compliant; heat pump, extractor fans and double glazed

Positioned in popular Port Whangarei and very close to many amenities and Whangarei township, this is a fantastic opportunity to secure an investment property in a good location at an extremely good price.

LEGALS & CONSTRUCTION

Land Area	445 m ²
Floor Area	120 m ²
Tenure	Freehold title
Rateable Value	\$585,000
Land Value	\$260,000
Improvements Value	\$325,000
Rates	\$3,469.12
Council Zone	Residential 9A
Technical Category	RD201B
School Zoning	Whangarei schools
Year Built	2020 - by Jennian Homes
Exterior	Brick
Roof	Tile

CHATTELS

Window treatments, dishwasher, oven, cooktop, rangehood, extractor fan, fixed floor coverings, heat pumps x 1 and 1 remote, light fittings, smoke detectors

DISCLOSURES

- WDC GIS maps show the property as being in an area classified high instability on the Hazards map (being on the hillside)
- Letter from WDC Nov 2020 – stating Council has now re-evaluated the engineering opinions provided in support of the application prior to granting of consent. The review of investigations and monitoring to date have satisfied council that no deep-seated geological issues have been identified for this property
- Property is currently tenanted on a fixed term tenancy - \$650 week (fixed term until June 2027)



**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

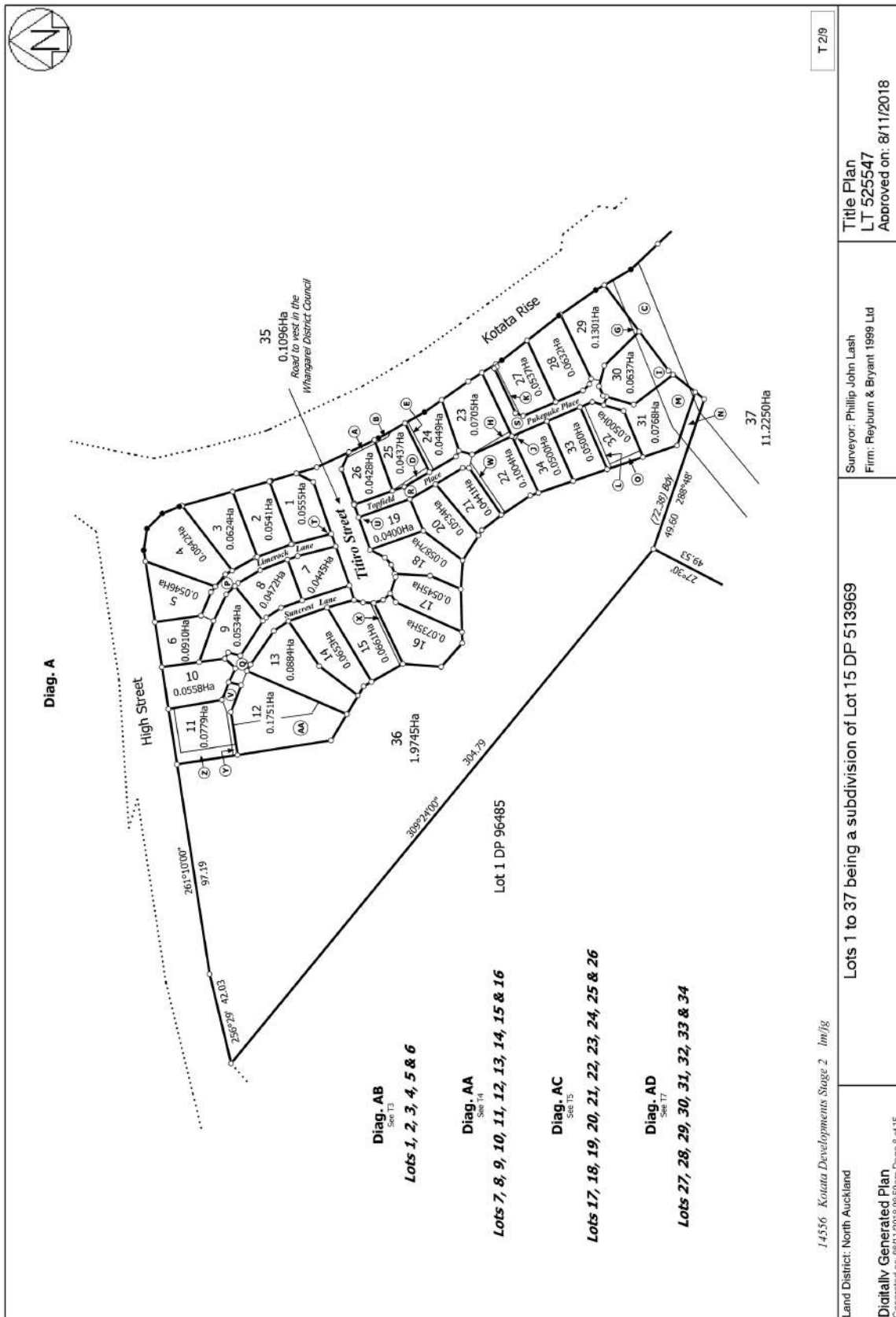
Identifier **849307**
Land Registration District **North Auckland**
Date Issued 17 October 2018

Prior References
811575

Estate Fee Simple
Area 445 square metres more or less
Legal Description Lot 7 Deposited Plan 525547
Registered Owners
Amy Kate Howse as to a 1/2 share
Jason Kenneth Herdman as to a 1/2 share

Interests

Subject to Section 59 Land Act 1948
11195068.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.10.2018 at 1:44 pm
Appurtenant hereto is a right of way and right to convey water and a right to drain water and sewage created by Easement Instrument 11195068.3 - 17.10.2018 at 1:44 pm
The easements created by Easement Instrument 11195068.3 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant (in gross) in favour of Kotata Developments Limited created by Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017 11293170.2 - 22.11.2018 at 9:14 am
Fencing Covenant in Transfer 11545661.1 - 23.9.2019 at 3:13 pm
13114028.3 Mortgage to ANZ Bank New Zealand Limited - 4.11.2024 at 2:38 pm



Notes

Testimonials About Us

“

AMAZING COMMUNICATION!

Loved our experience with Jenny, she kept us informed the whole way through selling our house and was so patient with us always asking questions. Highly recommend her.

“

VERY PROFESSIONAL

Always on time for open homes, made sure the house presented at its best and an excellent communicator.

“

PERSONAL SERVICE

Jenny gives you sage advice based on her wealth of experience and works for you to get the best possible result. Have used her before and would do so again.

“

VERY HAPPY

Very happy. Jenny's professionalism, attention to detail and friendly approach made the sales process a positive experience despite challenging market conditions. I would not hesitate to recommend Jenny to friends and family.

Sell Smart, Dwell Better



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