

INFORMATION | 46 Parata Street, Waikanae

<u>Rates</u>	\$5,790.83
<u>RV</u>	\$670,000
<u>Build</u>	28/11/1968 Building Permit B023728 DWELLING INCLUDING GARAGE 17/09/1976 Building Permit H79324 CARPORT 14/08/1987 Building Permit E070393 CARPORT 29SQM
<u>Size</u>	120m2 Dwelling 874m2 Land
<u>Foundation</u>	Dwelling Suspended Timber Flooring Sitting On Concrete Foundation Wall, Garage Concrete Slab
<u>Roofing</u>	Iron Roofing
<u>Heating</u>	Heat Pump
<u>Cladding</u>	Weatherboard
<u>Finishings</u>	Fully Fenced Backyard, Avery and Shed, Recently Exterior Painted (Approx 1 Year Ago), Bathroom Updated - Including new HWC (Approx 6/7 Years Ago), Separate Laundry and Toilet, Roof Painted (approx 4-5 years ago)
<u>Energy</u>	Electric Hot Water and Cooking
<u>Insulation</u>	Insulation in Ceiling and Floor - Updated When Heat Pump Was Installed As Part Of Deal With Government (Approx 7 years ago)
<u>Parking</u>	Single Garage (Drive Through), Adjoining Carports, Off-Street
<u>Chattels</u>	Auto Garage Door Opener x 1 & Remote x 2, Window Treatments, Clothesline, Electric Oven with Electric Hobs, Extractor Fan x 1, Fixed Floor Coverings (as is condition), Heated Towel Rail, Heat Pump x 1 & Remote x 1, Light Fittings, Picture Hooks, Outdoor Pot Plants, Fixed Shelving in Garage <u>Negotiable</u> Fridge

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NOTE: This information is provided in good faith, based on information available at the time and as advised by the current owner.