



PROPERTY BROCHURE

38 Reed Street, TIKIPUNGA



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dwelldre
REAL ESTATE





3 BEDROOM HOMEWORLD BUILD IN QUIET REED ST TIKIPUNGA!

38 Reed Street , TIKIPUNGA



3



1



4



106 m²



502 m²

Discover easy living at 38 Reed Street, Tikipunga, a well-positioned home offering comfort, practicality and space for everyday life. With 3 bedrooms, 1 bathroom/semi-ensuite and a welcoming open plan living area, this property is an excellent opportunity for families, first-home buyers or investors looking to secure a home in popular Tikipunga.

Inside, the layout is designed for functionality, with a light-filled living area creating a relaxed setting to unwind or gather with family and friends. The high sarked ceilings create a further sense of space. The three bedrooms provide flexibility for growing households, guests or a home office, while the single bathroom is cleverly adjoined to the main bedroom. The separate toilet and laundry area add everyday convenience.

Outside, the property continues to impress with a single internal access garage plus 2-3 open car spaces, giving you plenty of room for vehicles, storage or weekend projects.

Features at a glance:

- large flat section; fully fenced
- all day sun
- heat pump and insulated when built
- internal access garage (access through the 3rd bedroom)

Set in an established Tikipunga location, off the main road but still very close to local amenities, schools and transport and with Tikipunga High right behind the property, this is a smart buy for families with teenagers.

Contact Jenny Martin at Dwell Real Estate for your private viewing or come along to the Open Home

LEGALS &
CONSTRUCTION

Land Area	502 m²
Floor Area	106 m²
Tenure	Freehold title
Rateable Value	\$580,000
Land Value	\$265,000
Improvements Value	\$315,000
Rates	\$3,237.21
Council Zone	Residential 9A
Technical Category	RD200B
School Zoning	Tikipunga schools
Year Built	2004 HomeWorld
Exterior	Fibre cement
Roof	Iron

CHATTELS

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

DISCLOSURES
(known)

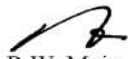
1 owner since first built
No roof access due to sarked ceilings
Heat pump and insulation in ceiling (when built)
Concrete floor



**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 NA131A/426
Land Registration District North Auckland
Date Issued 06 October 2000

Prior References
NA114A/533

Estate Fee Simple
Area 502 square metres more or less
Legal Description Lot 8 Deposited Plan 203235
Registered Owners
Eunice Elizabeth Chittenden

Estate Fee Simple - 1/3 share
Area 128 square metres more or less
Legal Description Lot 12 Deposited Plan 203235
Registered Owners
Eunice Elizabeth Chittenden

Interests
Excepting thereout all mines and minerals in and under one undivided one half share thereof excepted and reserved by
Conveyance 278170 (R320/86)
Subject to the mining easements created by Conveyance 278170 (R320/86)
Subject to Sections 241(2) Resource Management Act 1991 (see DP 203235)
Subject to Section 11 Crown Minerals Act 1991
Subject to Part IV A Conservation Act 1987
11663415.2 Mortgage to Heartland Bank Limited - 28.1.2020 at 8:40 am

Approved *[Signature]*
HUTCHINGS
T.H. BRADLEY
Borough Council

1 hereby certify that this plan was approved by the Borough Council on the 25th day of June 2000 subject to the provisions of the Land Use Order 1991 and subject to the granting of easements of the easements set out in the Memorandum hereon.

Authorised Officer *[Signature]*
Villages District C.

Amalgamation Condition
That Lot 12 heron (legal access) be held as to three undivided one-third shares by the owners of lots 8, 9, 10 heron one-third in common in the said shares and that individual certificates of title be issued in accordance herewith.

Size A 681606

REMARKS	SHALL	STANDARD	ORIGINAL
Point of View Point	(A)	Lot 2	Lot 3
Point of View Point	(B)	Lot 2	Lot 3
Point of View Point	(C)	Lot 2	Lot 3

CLASSES OF EASEMENT
Subject to Mining Easements Created by Conveyance No 218/70 (R370/86)
Subject to Part IVA of the Conservation Act 1987

Total Area 579.7 m²

Composed in CT 114A/532 (AN) (RECURSIVE)
MINES & MINERALS IN 1/2 SHARE

Minerals Anthracite, Bitumens, Oil, Shale, Lignite, being a person entitled to mine as a registered owner only for the purpose of the Mining Act 1988.
The owner's name and address as shown on the Survey Act 1988 and the Survey Regulations 1988.
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Field Book 9 **Transit Book** 9
Reference Plan *[Signature]*
Entered *[Signature]* **Consent** *[Signature]*
Approved as to Survey *[Signature]* **Chief Surveyor**
Deposited this 6/7/2000 **Date** 25/6/2000
Registered 25 JUN 2000 **DP 203235**

NEW LOT ALLOCATED

Lot 2, 131A/420 Lot 7, 131A/425
Lot 3, 131A/421 Lot 8, 131A/426
Lot 4, 131A/422 Lot 9, 131A/427
Lot 5, 131A/423 Lot 10, 131A/428
Lot 6, 131A/424 Lot 11, 131A/429
Lot 12, 131A/426, 131A/427, 131A/428
(UNDIVIDED ONE-THIRD SHARES)

TERMINAL AUTHORITY WHAKAREI DISTRICT
Surveyed by **BRIET, CLARKE, SUMMERS**
Scale 1:500 Date **APRIL 2000**

LOTS 2-12 BEING A SUBDIVISION OF LOT 2, DP 183111

LAND DISTRICT NORTH AUCKLAND
Survey Bk. & Dist. **V. WHAKAREI**
NZMS 281 Sheet **Record Map No.**

WDC Ref. SO 99/431 P 2860



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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