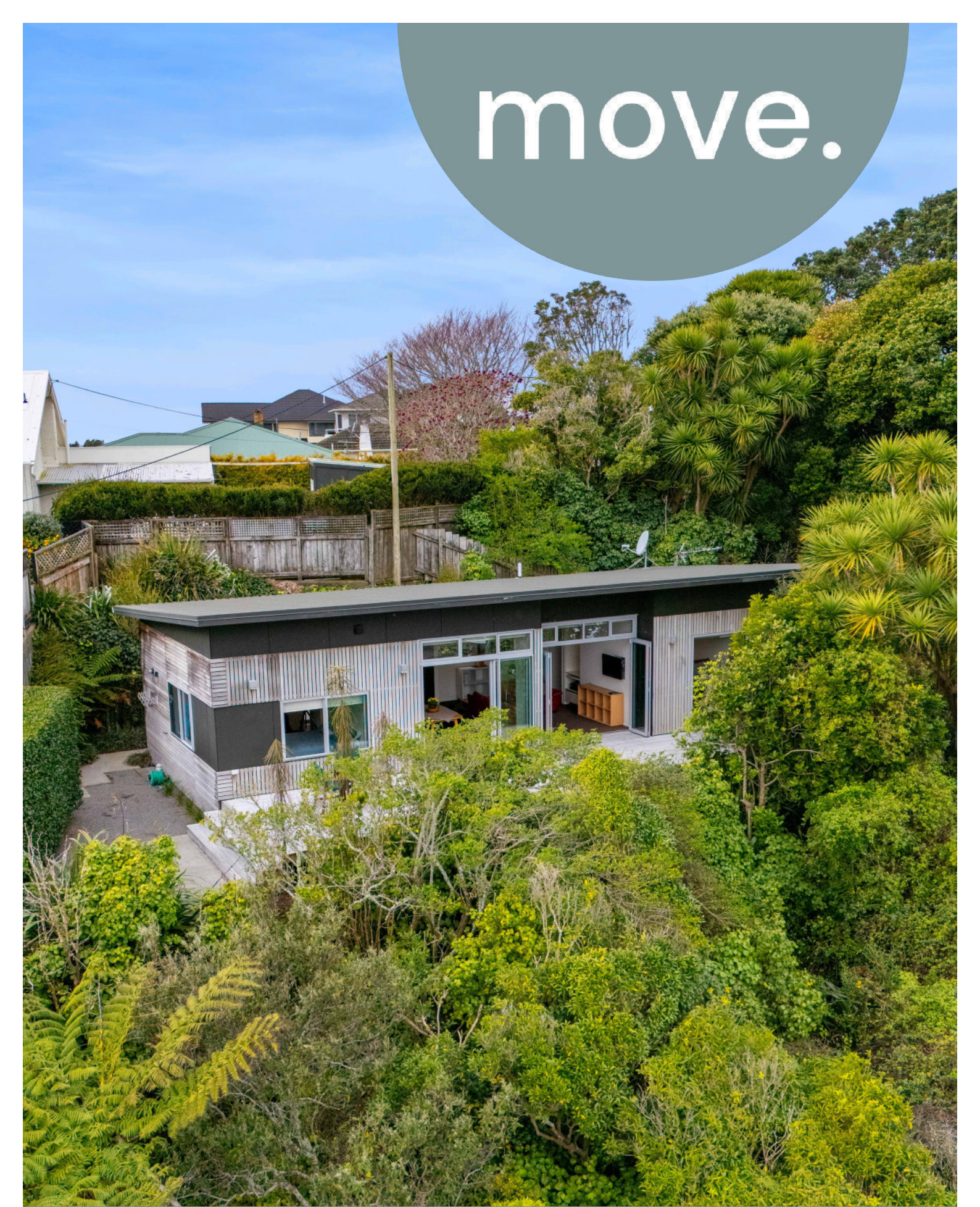




move.

460a devon street west
lynmouth


LICENSED REAA 2008



living among the treetops

 2  2  1  84 m²  620 m²  2 off street parks

Set high above the street and surrounded by established greenery, this 2009-built home has a sense of serenity that feels wonderfully removed from the everyday, while still being incredibly convenient to town, the coastal walkway and everything New Plymouth has to offer.

Across 84sqm, the open plan kitchen, dining and living area sits at the heart of the home. The kitchen offers good storage and a pantry, while wide stacker doors open the living space to an expansive deck. From here, the outlook is a real highlight — treetops, mountain views and glimpses towards the coast create an impressive backdrop, with the feeling of living high among the birds.

The first bedroom is privately positioned at one end of the home and includes its own ensuite. The second bedroom sits at the opposite side, close to the main bathroom, while one of the bedrooms opens directly to the deck and enjoys loads of natural sunlight. A separate toilet combined with the laundry adds practicality, and a heat pump keeps the home comfortable year-round. Clad in a combination of weatherboard, painted plywood and cedar, the home has a distinctive contemporary look that suits its leafy setting.

Set on a steep 620sqm section, there is no hiding the fact that access is by staircase — but once you reach the top, you quickly understand the reward. Privacy, sunshine, stunning views and that wonderful feeling of being up and away from it all.

Even better, the home is being offered fully furnished, with the final list of included furnishings to be confirmed with the successful buyer. Bring your clothes and personal items, settle in and start enjoying this very special spot from day one.

With two off-street parks and a super-convenient Lynmouth location, this is a unique home for buyers wanting something genuinely different.



property information

legal

legal description:	freehold
council rates:	\$3,873.44
rateable value:	\$540,000
floor area:	84 m2
land area:	620 m2

property

built in:	2009
bedrooms:	2
bathrooms:	2
lounges:	1
garage:	2 off street parks
roofing:	steel/g-iron
glazing:	double
hot water:	electric
land contour:	steep
internet:	available
heating/cooling:	heat pump
cladding:	weatherboard, painted plywood, cedar

chattels

window treatments, dishwasher, electric oven, electric cooktop, extractor fan 2 bathroom, fixed floor coverings, heated towel rails x2, heat pumps 1 and 1 remote, light fittings, range hood.

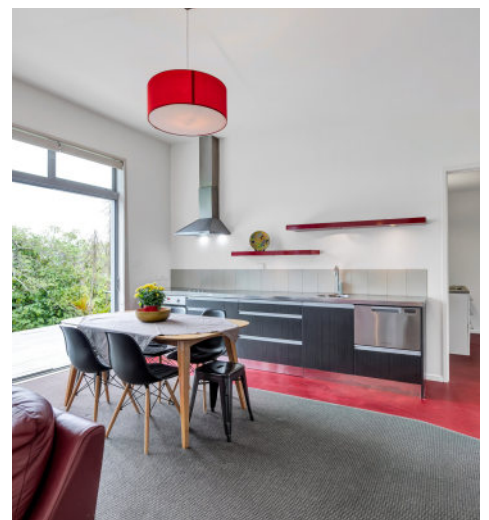
Note: fully furnished list to be confirmed with successful buyer

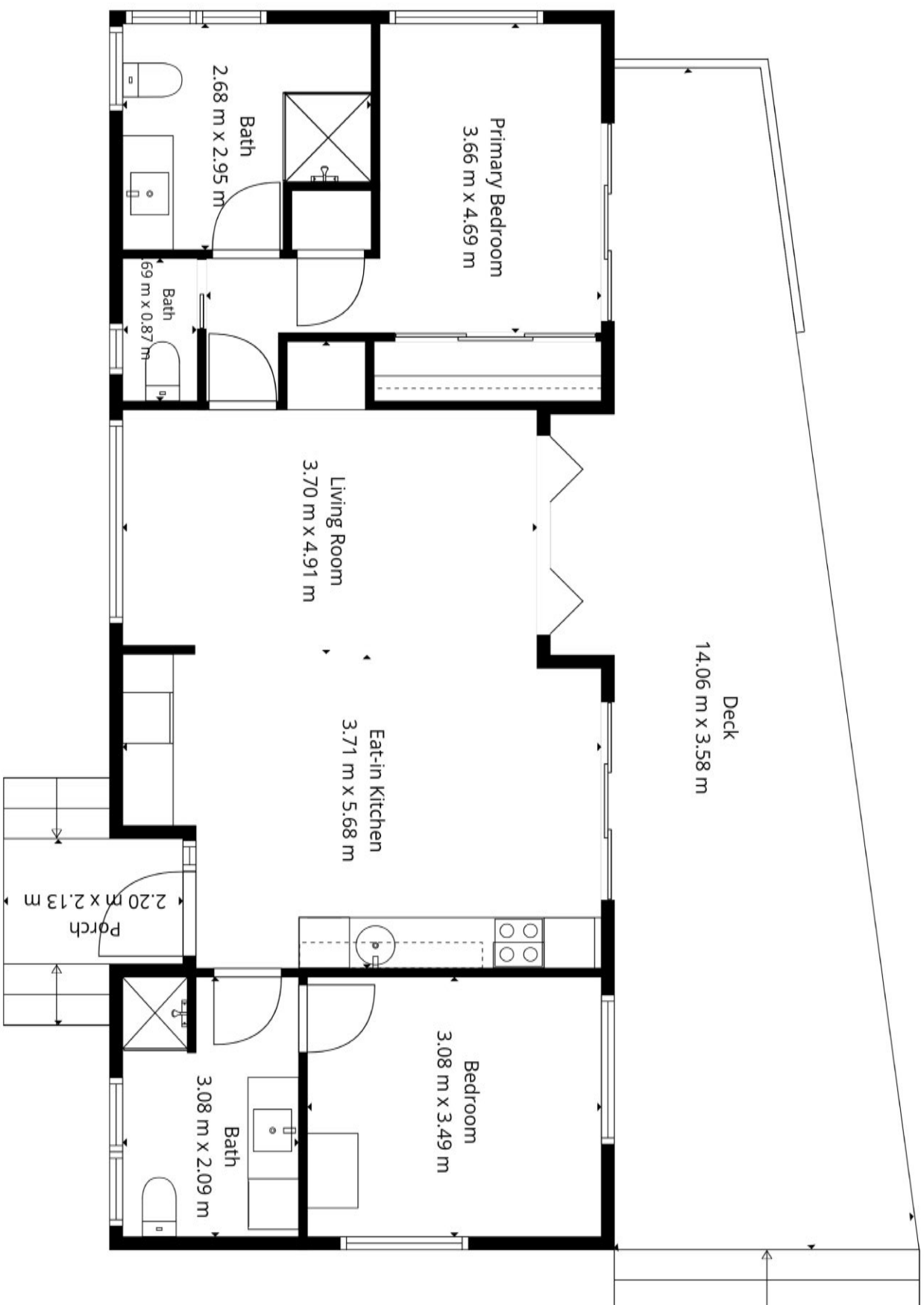
reports & information

see move. website.

water and sewage

town mains







**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 **TNF4/1222**

Land Registration District **Taranaki**

Date Issued 01 June 1983

Prior References

TNA1/1078 TNA1/787

Estate Fee Simple
Area 620 square metres more or less
Legal Description Lot 39 and Lot 56 Deposited Plan 8989
Registered Owners
Colleen Gay Hammonds as to a 2/3 share
David Frederick Catt as to a 1/3 share

Interests

Appurtenant hereto are rights of way and rights to drain sewage specified in Easement Certificate 128047
Subject to a right of way over part coloured yellow on DP 8989 specified in Easement Certificate 128047 (affects Lot 56 herein)
The easements specified in Easement Certificate 128047 are subject to Section 351E (1) (a) Municipal Corporations Act 1954
10490724.3 Mortgage to TSB Bank Limited - 8.7.2016 at 3:50 pm

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

\$48,448

POWERED BY



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STATEMENT OF PASSING OVER

This information has been supplied by the vendor or the vendor's agents and move (powered by ownly Ltd licensed REAA 2008) is merely passing over this information as supplied to us. We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information. Where you have been supplied with a Council Property File or a LIM Report, please note there may be matters relating to pre-1992 consents or permits in this file which may need further investigation in order to determine their relevance. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein

move.

darrell paterson

OWNER & SALESPERSON



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