

# PROPERTY BROCHURE

20 Clyde Street, Dargaville



# Pocklington

REAL ESTATE

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## Comfort, Character and Plenty of Space

20 Clyde Street, Dargaville

3 1 1 101m<sup>2</sup> 1090m<sup>2</sup>

ASKING PRICE \$490,000

Set back from the road and surrounded by space, 20 Clyde Street offers comfortable living, beautiful character and some lovely features that make this property one to take a closer look at.

Currently tenanted, this property also presents an attractive opportunity for investors looking for an established rental with income from day one.

Step inside and you'll immediately appreciate the stunning polished wooden floors, which add warmth and character throughout the home. The open-plan living area creates a wonderful sense of space, bringing the kitchen and living areas together in a relaxed and practical layout. One of the home's real highlights is the lovely outlook from both the living and kitchen areas, providing a pleasant backdrop to everyday life and making these spaces a great place to relax, entertain and enjoy your morning coffee. With three bedrooms and one bathroom, there is plenty of flexibility for families, first-home buyers, investors or those simply wanting a home with room to grow.

Outside, the generous 1,090m<sup>2</sup> section (more or less) offers plenty of space to enjoy, whether you're keen on gardening, entertaining, giving the kids room to play, or simply appreciating having space around you.

The home also comes with some valuable practical additions. Included in the sale is a 1,000-litre water tank, while fibre internet is available at the property, making it well suited to modern living and working from home. The property is also Healthy Homes compliant, giving buyers added peace of mind. For parking, the attached carport provides convenient off-street parking, keeping your vehicle protected while adding to the home's functionality.

Set in an established part of Dargaville, this property offers a combination of privacy, space, character and practicality.

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# KEY PROPERTY DETAILS

|                     |                                                          |
|---------------------|----------------------------------------------------------|
| LEGAL DESCRIPTION   | Lot 14, DP 47250 as in Title NA 129A/35                  |
| CV                  | \$385,000                                                |
| RATES               | \$3,690.68                                               |
| LAND AREA           | 1090sqm                                                  |
| FLOOR AREA          | 101sqm                                                   |
| NO. OF LIVING AREAS | One                                                      |
| BEDROOMS            | Three                                                    |
| BATHROOMS/TOILETS   | One                                                      |
| PARKING             | One carport plus space for parking in driveway           |
| DATE BUILT          | 1960's                                                   |
| CLADDING            | Weatherboard                                             |
| ROOF                | Iron                                                     |
| FLOOR               | Polished wooden floors and vinyl                         |
| JOINERY             | Aluminium                                                |
| INSULATION          | Roof and floor – see healthy home documents              |
| HEATING             | Heatpump                                                 |
| WATER HEATING       | Electric                                                 |
| WATER SOURCE        | Town supply                                              |
| WASTE               | Town septic                                              |
| INTERNET            | Fibre – also available – ADSL, ADSL, Wireless, Satellite |

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## CHATTELS

Dishwasher, Electric oven, Electric stove, Extractor fan in bathroom, Heat pump x1 and remote x1, Light fittings, Rangehood, Smoke detectors x3, 1000L water tank, and pump outside in garden



**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** **NA129A/35**  
**Land Registration District** **North Auckland**  
**Date Issued** 28 January 2000  
**Prior References**  
NA7C/1075

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**Estate** Fee Simple  
**Area** 1090 square metres more or less  
**Legal Description** Lot 14 Deposited Plan 47250  
**Registered Owners**  
Melanie Palmer

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**Interests**

K77287 Building Line Restriction

Appurtenant hereto are rights of way created by Transfer A122940

Subject to a right of way over part coloured blue on DP 47250 created by Transfer A122940

The easements created by Transfer A122940 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

12972720.3 Mortgage to ANZ Bank New Zealand Limited - 17.4.2024 at 2:06 pm

# RENTAL APPRAISAL



## Rental appraisal

20 Clyde Street, Dargaville, Kaipara District

3 bedroom, 1 bathroom home with a single car space in Dargaville, Kaipara District. This house offers a spacious living area with a floor area of 101 sq.m on a 1090 sq.m land. In zone for Dargaville Primary School. Close to local amenities, parks, and schools. Ideal for families seeking comfort and convenience.

3 1 1 101m<sup>2</sup>

### Rental details

**Current market value** (p/w)  
\$560-\$600

### Type

House

### Date

August 13, 2026



### Marni Stewart

Property Manager

Phone: +64 21 288 9311

Email: Marni.Stewart@bayleys.co.nz

Office: Dargaville

### Thank you for the opportunity to provide you with a rental appraisal for your property.

**Disclaimer:** This rental assessment is provided for general information purposes only and is based on current market conditions, which may change over time. While care has been taken to ensure the accuracy of the information, no warranty is given as to its completeness or reliability. The property may not have been physically inspected, and no assumptions should be made regarding its condition.

It is presumed, solely for the purposes of this appraisal, that the property complies with the Residential Tenancies Act 1986 and Healthy Homes Standards 2019, or would be compliant or exempt at the time of letting. Interested parties should obtain independent legal and professional advice to determine the property's suitability for residential tenancy.

This assessment does not constitute legal, financial, or investment advice, and no liability is accepted for any loss or damage arising from its use or reliance upon it.

# DISCLOSURES

This Property Information Pack has been prepared to assist prospective purchasers in making an informed decision. All reasonable efforts have been made to ensure the accuracy of the information provided; however, purchasers are advised to undertake their own due diligence.

Property areas identified for disclosure and further due diligence.

1. The property is located on a shared driveway
2. Property is tenanted on a fixed term contract until 22 June 2027 and is under property management with Bayleys Real Estate.

It is our recommendation that if you are interested in purchasing this property, follow thorough due diligence to support with your purchasing decision.



## LISA POCKLINGTON

BRANDOWNER | SALESPERSON

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Lisa Pocklington of Pocklington Real Estate is a proud Kaipara local who has built her career on genuine care for people and an unmatched knowledge of this region. With 10 years of Real Estate Experience and a background in customer service with Qantas, where she quickly rose to flight attendant manager, Lisa brings a rare combination of professionalism, warmth and local expertise to every client she works with.

People are at the heart of everything Lisa does. She takes the time to truly understand what each client needs, tailoring her approach to deliver the right result for their unique situation. Her natural ability to connect, communicate and negotiate means clients always feel supported, informed and in safe hands throughout the entire process.

Lisa's smart, modern approach to marketing ensures every property reaches the right audience, while her warm, empathetic style ensures every client feels like a priority. For Lisa, Real Estate has never just been about the sale, it's about the people behind it.

In her spare time, Lisa loves travelling, spending time with family and friends, running and fishing. Passionate about Kaipara and everything this region has to offer, there is no one better placed to help locals achieve the results they deserve.

Ready to see real results? Get in touch with Lisa today.

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## NOTES

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## NOTES

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021 121 8419 | [lisa@pocklington.co.nz](mailto:lisa@pocklington.co.nz) | [pocklington.co.nz](http://pocklington.co.nz)

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