

move.



26c nevada drive
merrilands



the smart kind of first home.

 3  1  1  1  96 m²  555 m²

Some homes make you work for them. This one's already done the hard part.

Tucked down a quiet driveway in Merrilands, this three bedroom home has spent years quietly getting better. The bathroom's been done. It's tiled, heated underfloor and finished with the kind of fittings you'd actually choose yourself. Double glazing runs through most of the house. There's a gas fire for the cold nights and full insulation doing its job year round.

What's left is the fun part. A little cosmetic love here and there, an updated kitchen, and you're building equity from day one, not just paying for it.

The conservatory is made for slow Sunday mornings, coffee in hand, watching the trees do their thing. The patio's got the same energy in the evenings. And when you do venture out, Merrilands shops, well regarded schools and a couple of good locals are all an easy stroll away. Zoned for Highlands School, close to town, and private enough to forget the neighbours exist.

This is the kind of property first home buyers write lists about. Solid bones, room to make it yours, and a location that only gets more in demand. For investors, it's a straightforward one: good bones, good area, good tenant appeal.

Early settlement is available, so there's nothing standing between you and getting started.

Come and see what a bit of vision could do here.



property information

legal details

legal description:	freehold
council rates:	\$4,490.55
rateable value:	\$590,000

property details

built in:	1986
cladding:	hardiplank
roofing:	corrugated iron
heating/cooling:	gas fire
hot water:	electric
fencing:	partial
land contour:	steep
internet:	available
water/sewage:	town mains
insulation:	ceiling, underfloor
glazing:	double glazed (apart from two windows in the lounge)

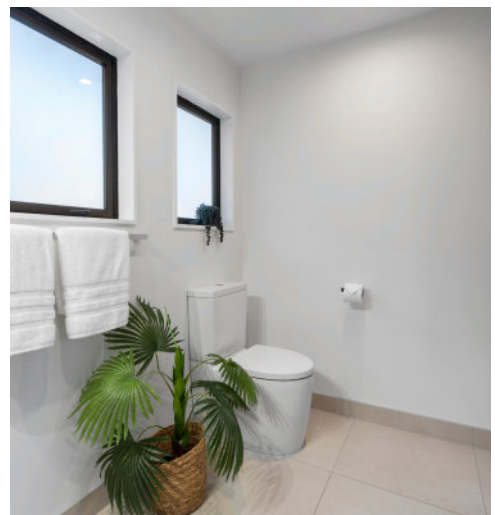
reports & information

see bestmove.co.nz to download:

property information pack, council records, sale & purchase guide, property title, floor plan

chattels

window treatments, dishwasher, electric stove, fixed floor coverings, light fittings, rangehood, smoke detectors, automatic garage door opener, extractor fan in bathroom, heated towel rail



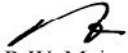




**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **TNH1/642**

Land Registration District **Taranaki**

Date Issued 20 May 1986

Prior References

TNB4/558

Estate Fee Simple
Area 555 square metres more or less
Legal Description Lot 1 Deposited Plan 15452

Registered Owners

Beck Jacob Evans as to a 1/2 share
Sophie Lee Jordan as to a 1/2 share

Interests

Subject to a right (in gross) to convey stormwater over part shown broken black L-M on DP 10143 in favour of the New Plymouth City Council created by Transfer 175160

The easements created by Transfer 175160 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

Appurtenant hereto is a right to drain sewage specified in Easement Certificate 176664

Subject to a right to drain sewage over part shown broken yellow on DP 10143 specified in Easement Certificate 176664

The easements specified in Easement Certificate 176664 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

331174.2 Resolution imposing Building Line Restriction - 20.5.1986 at 10.40 am

Subject to a right of way and a right to drain sewage over part shown A on DP 15452 specified in Easement Certificate 331174.5 - 20.5.1986 at 10.40 am

Appurtenant hereto is a right of way and a right to convey water, and telephonic communications, gas and electricity rights specified in Easement Certificate 331174.5 - 20.5.1986 at 10.40 am

The easements specified in Easement Certificate 331174.5 are subject to Section 309 (1) (a) Local Government Act 1974

12650834.3 Mortgage to TSB Bank Limited - 27.1.2023 at 12:50 pm

giving back

move. set out to be different from traditional real estate brands, aiming to provide real value and genuine support for people in New Plymouth. Our drive to give back to the community led to the creation of **the move. foundation** in April 2022, allowing the team to directly contribute to local families facing challenges in several ways.

Direct Financial Support: A portion of every commission is allocated to the move. foundation to assist local whanau and individuals in need.

Simple Application Process: Accessing help is straightforward, just a call or email to Darrell or Michelle, avoiding complex online forms.

Client-Driven Giving: Clients can choose to donate their post-sale gift to charities like Taranaki Retreat and Gabby's Starlit HOPE.

This reinforces the importance of community and compassion, it reflects who we are and our commitment to making a tangible difference.

\$48,448 donated to date



michelle habib

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I know firsthand how buying or selling a home can feel, sometimes exciting, sometimes less so. A lot of that depends on who you have in your corner.

After time in the Bay of Plenty, I've returned to New Plymouth with fresh eyes and a renewed appreciation for this wonderful community. I'm back with the move. team, here to make your property journey as smooth and stress-free as possible.

With experience across real estate and property management, I bring a practical, detail-focused approach to every transaction. I'm approachable and honest. Keeping you informed is my priority, whether that's answering questions or celebrating your wins.

Real estate is about people. I love helping clients move forward into their next chapter.

When I'm not working, I'm out exploring Taranaki or spending time with family and friends. Please say hi if you see me out and about — it's good to be home!



move.

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LICENSED SALESPERSON

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