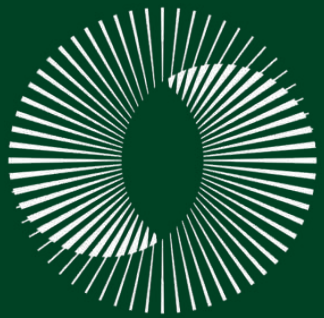


Mint



38A MURITAI CRES, HAVELOCK NORTH

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38a MURITAI CRES, HAVELOCK NORTH

GREYSTONES

Greystones is a rare example of timeless residential architecture - designed by Nick Bevin (Bevin + Slessor Architects), inspired by the quiet confidence of Frank Lloyd Wright and Philip Johnson's "house in the woods" aesthetic. Strong horizontal lines, honest materials and subtle level changes anchor the home to its site, creating privacy, calm and a distinct sense of retreat.



2 + 1



2 + 1



3 + 1



2



417 m²



902 m² (more or less)

Legal & Council

LEGAL DESCRIPTION

LOCATION	38a Muritai Cres, Havelock North
LEGAL DESCRIPTION	Lot 1 DP 325613
CERTIFICATE OF TITLE	103483
ESTATE	Freehold
LAND AREA	902 m2 (more or less)

COUNCIL & RATES

TERRITORIAL AUTHORITY	Hastings District Council
ZONE	Residential
RATING VALUATION	\$3,180,000
IMPROVEMENTS	\$2,570,000
LAND VALUE	\$610,000
RATES	\$8,686.76 HDC
	\$1,933.61 HBRC





Design & Build

BUILDING CONSENT

ABA20040186 Erect New Dwelling.

Building Consent 03/2004. Bevin & Slessor Architects

CCC 06/03/2006

- Foundations - precast concrete, polystyrene insulation
- Cladding - Zinc, Western Red Cedar weatherboards, Precast Concrete panels, Concrete block
- Joinery - steel windows/doors
- Roof - Equus membrane waterproofing system (2025) to approx 80% of roof (excl south side - also Equus system)
- Electric exterior Sunshield Louvres
- Gutters - Zinc
- Glass - Laminated - safety glass all windows & doors, Toughened glass (louvres)
- Insulation - walls/ceilings

REPORTS AVAILABLE

- LIM
- Title
- Floor Plans



0 1 2 3m
1:108

Mint

FOR VISUAL PURPOSE ONLY Drawings are approximate only and to be used for visual representations ONLY. We measure internal spaces and not the exterior. Measurements should be verified by the buyer. We take no responsibility for omissions and errors. floorplanshb.co.nz

A Closer Look

GREYSTONES - HOUSE

- Fixed floor coverings
- Window treatments
- Light fittings
- F & P dish drawer x 3
- Fisher & Paykel fridge/freezer (Integrated)
- Miele wall oven x 2
- Gaggenau gas hobs
- Gaggenau rangehood
- Insinkerator x 2
- Miele washing machine & dryer
- Fisher & Paykel fridge/freezer (laundry, integrated)
- Sound system & ceiling-mounted speakers (living room/kitchen)
- Heated towel rails x 2
- Alarm
- Wine racking (in wine cellar)
- Rinnai infinity gas hot water
- Sunshield louvre system (& remote)
- Beam central vacuum system (hub in garage)
- WarmFloor underfloor heating (gas-powered, boiler in garage)
- Electric garage door & remotes x2
- Clothes line
- Hunter irrigation system
- Gas infrared outdoor heater (outdoor room)

GREYSTONES - APARTMENT

- Fixed floor coverings
- Light fittings
- Window finishings
- Fisher & Paykel wall oven
- Fisher & Paykel electric cooktop
- Fisher & Paykel rangehood
- Fisher & Paykel dish drawer
- Integrated fridge/freezer
- Miele washing machine & dryer (bathroom cupboard)
- Heated towel rail
- Honeywell electric underfloor heating
- Electric hot water cylinder



A Closer Look

WATER

Town supply

SEPTIC

Town supply

INTERNET

Fibre

HOT WATER

Rinnai Infinity gas system (mains supply - house)

Electric hot water cylinder (small - kitchen)

Electric hot water cylinder (apartment)

HEATING

House

WarmFloor underfloor heating (gas-powered, boiler in garage)

Warmington Studio freestanding wood fire (kitchen/dining)

Warmington open fireplace x 2 (living & outdoor room)

Gas infrared outdoor heater (outdoor room)

Apartment

Honeywell electric underfloor heating

SCHOOL ZONES

Havelock North Primary - yrs 1 - 6

Havelock North Intermediate - yrs 7/8

Havelock North High School - yrs 9 - 13

Hereworth - yrs 1 - 8

Woodford House - yrs 7 - 13

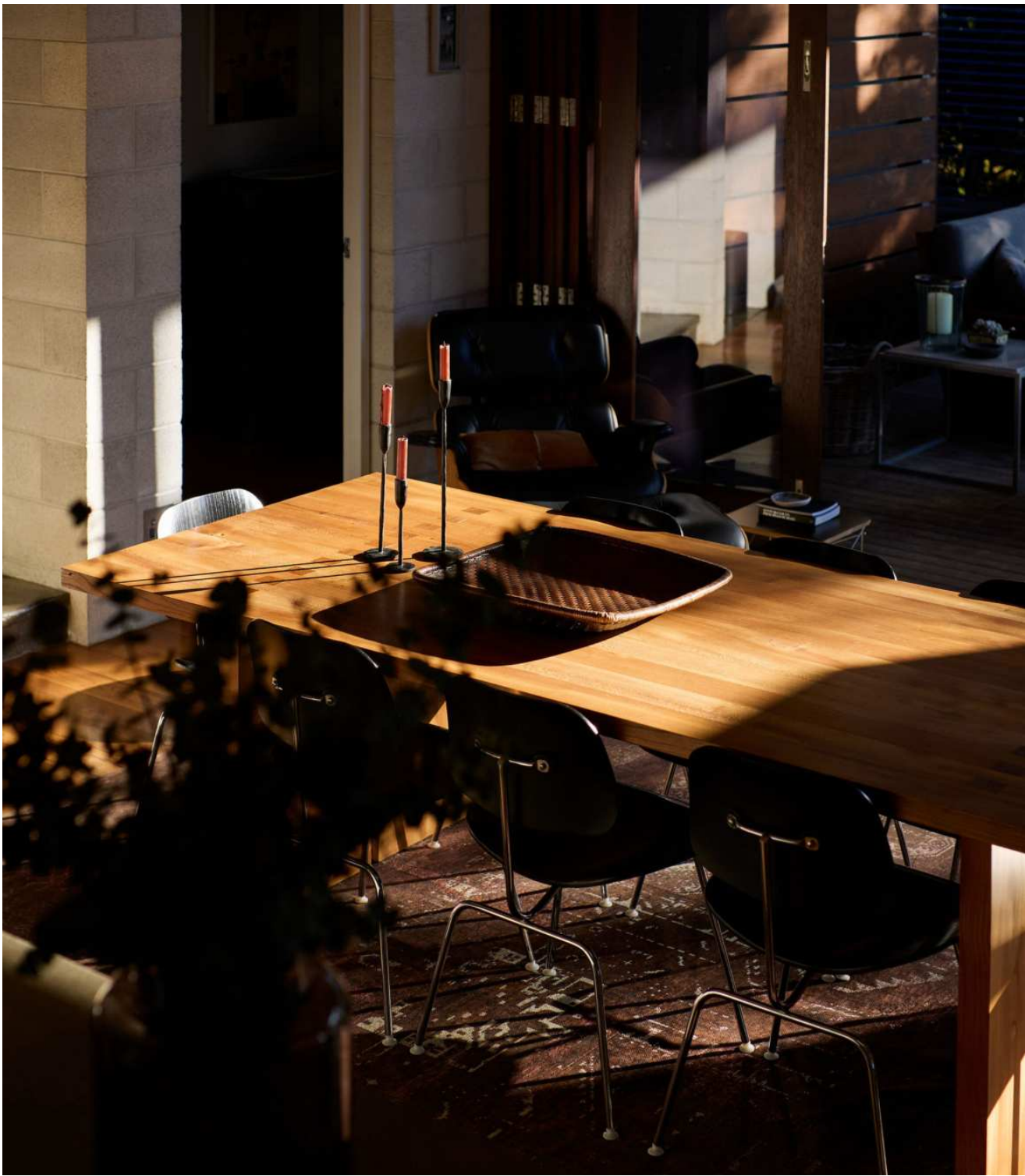
Iona College - yrs 7 - 13

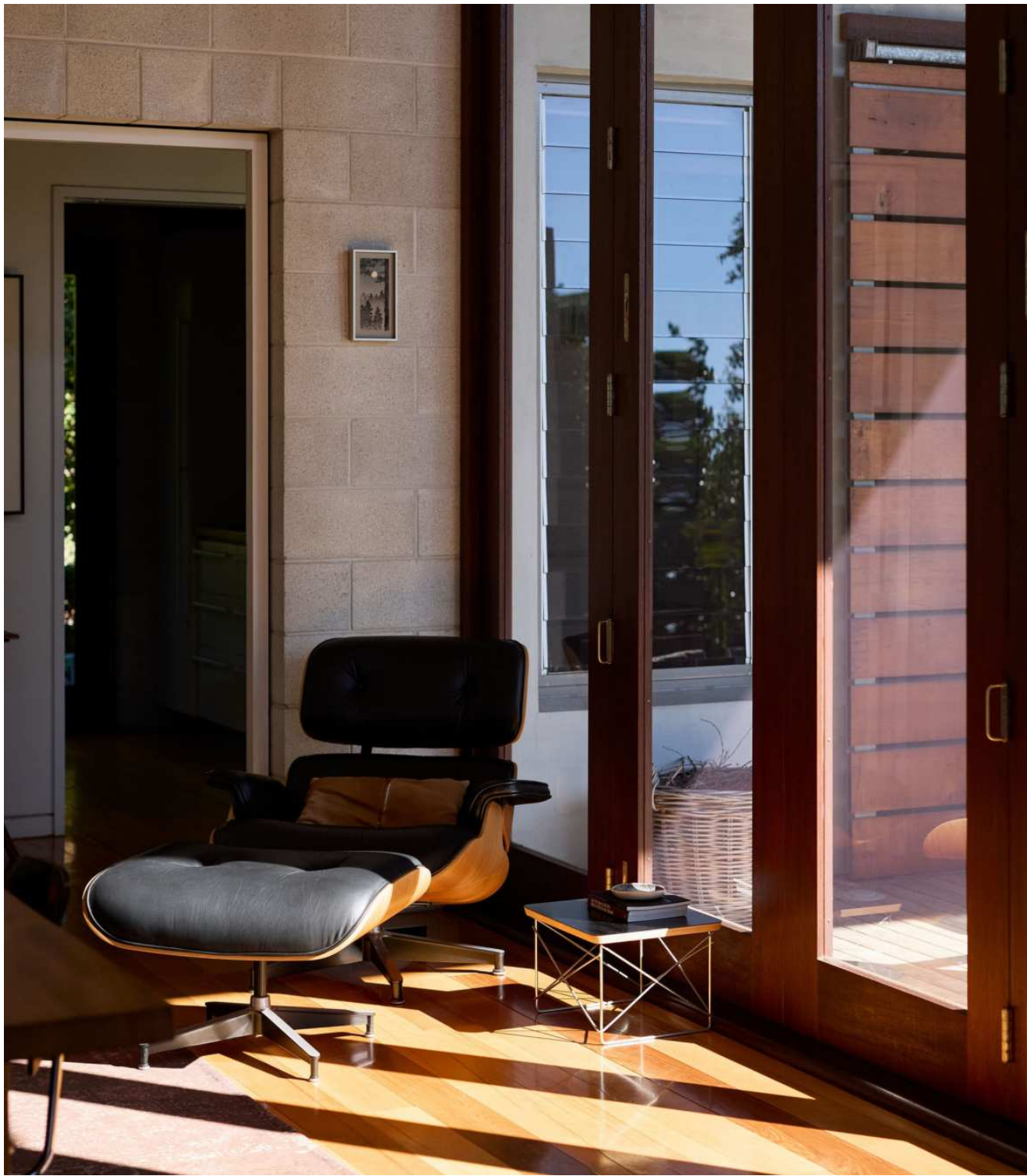
Lindisfarne College - yrs 7 - 13





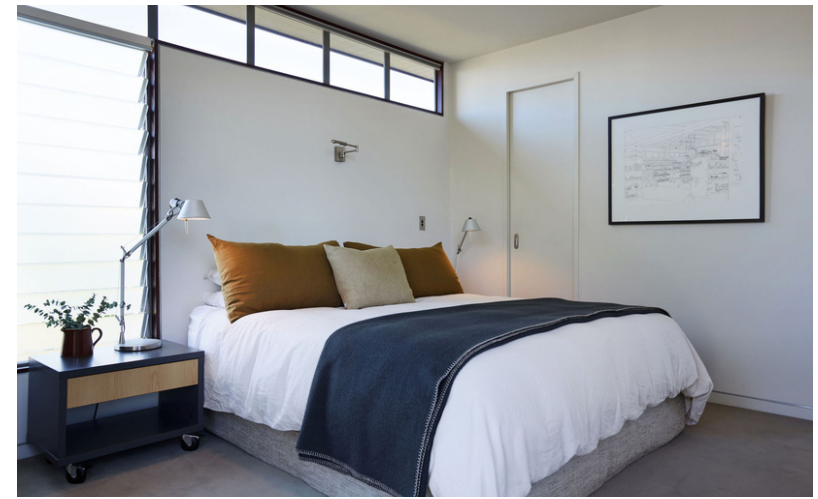
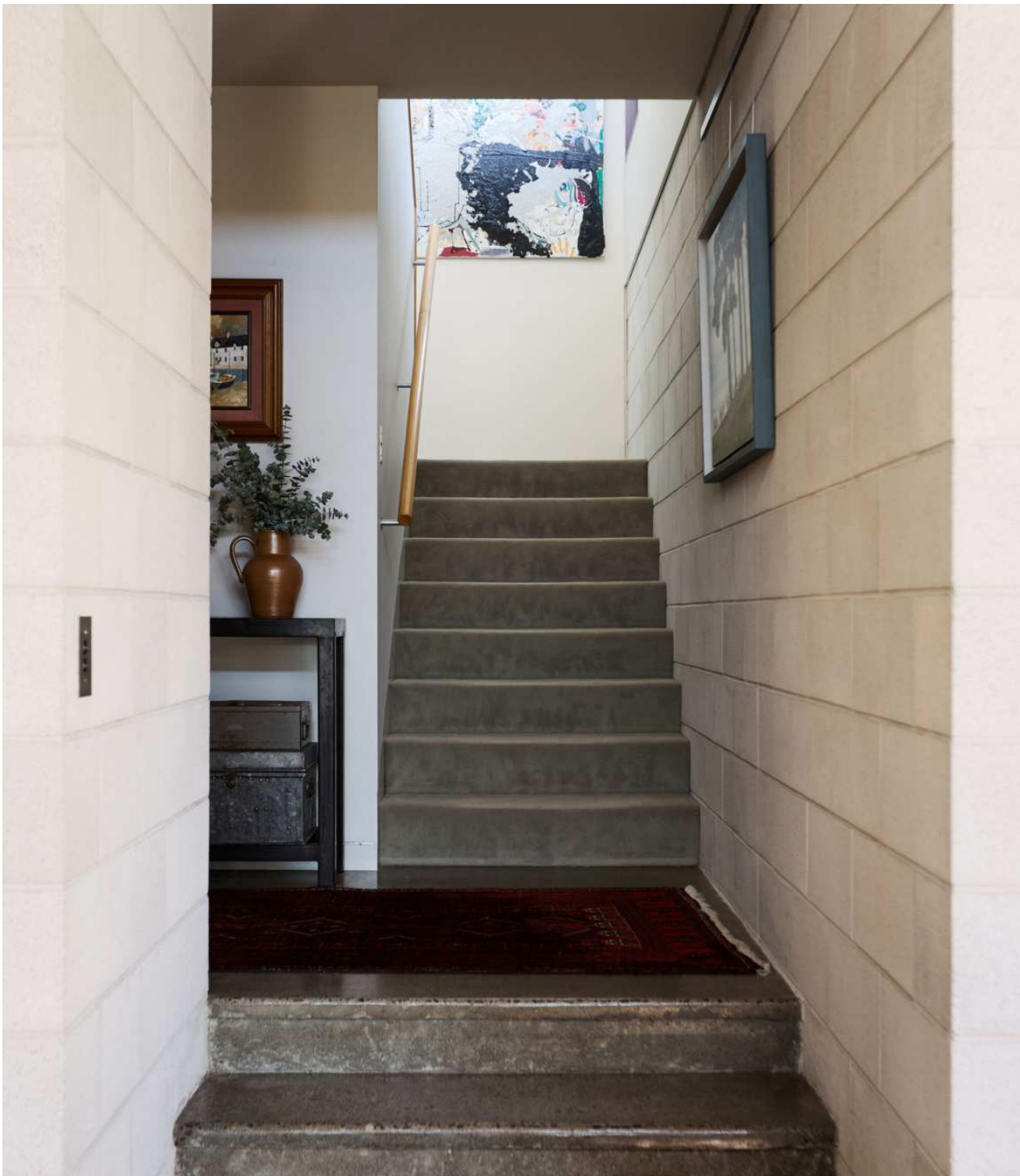


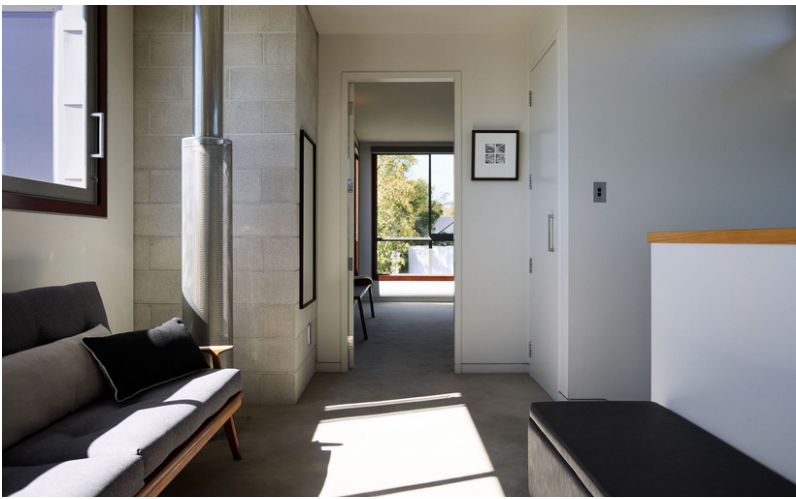
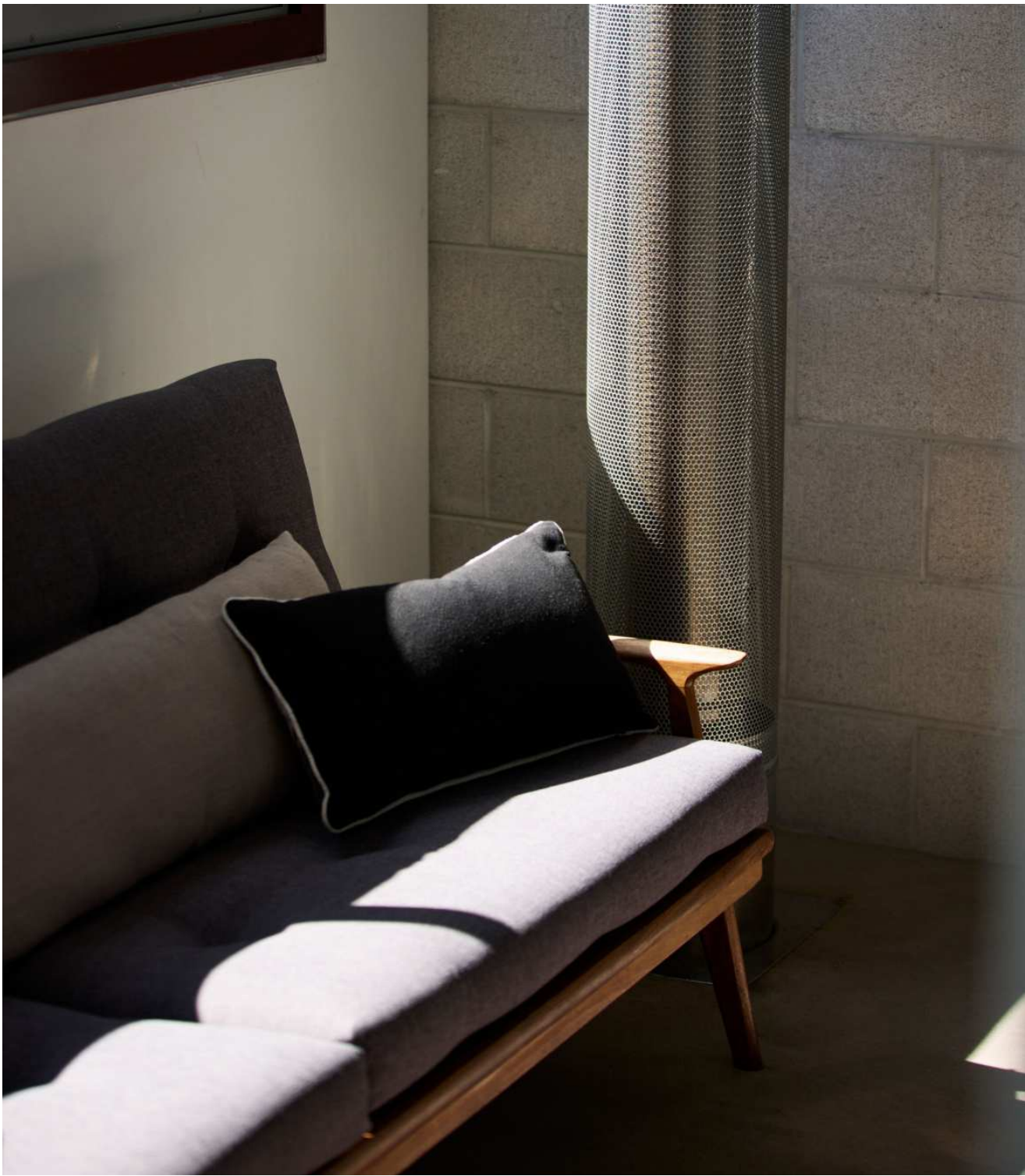










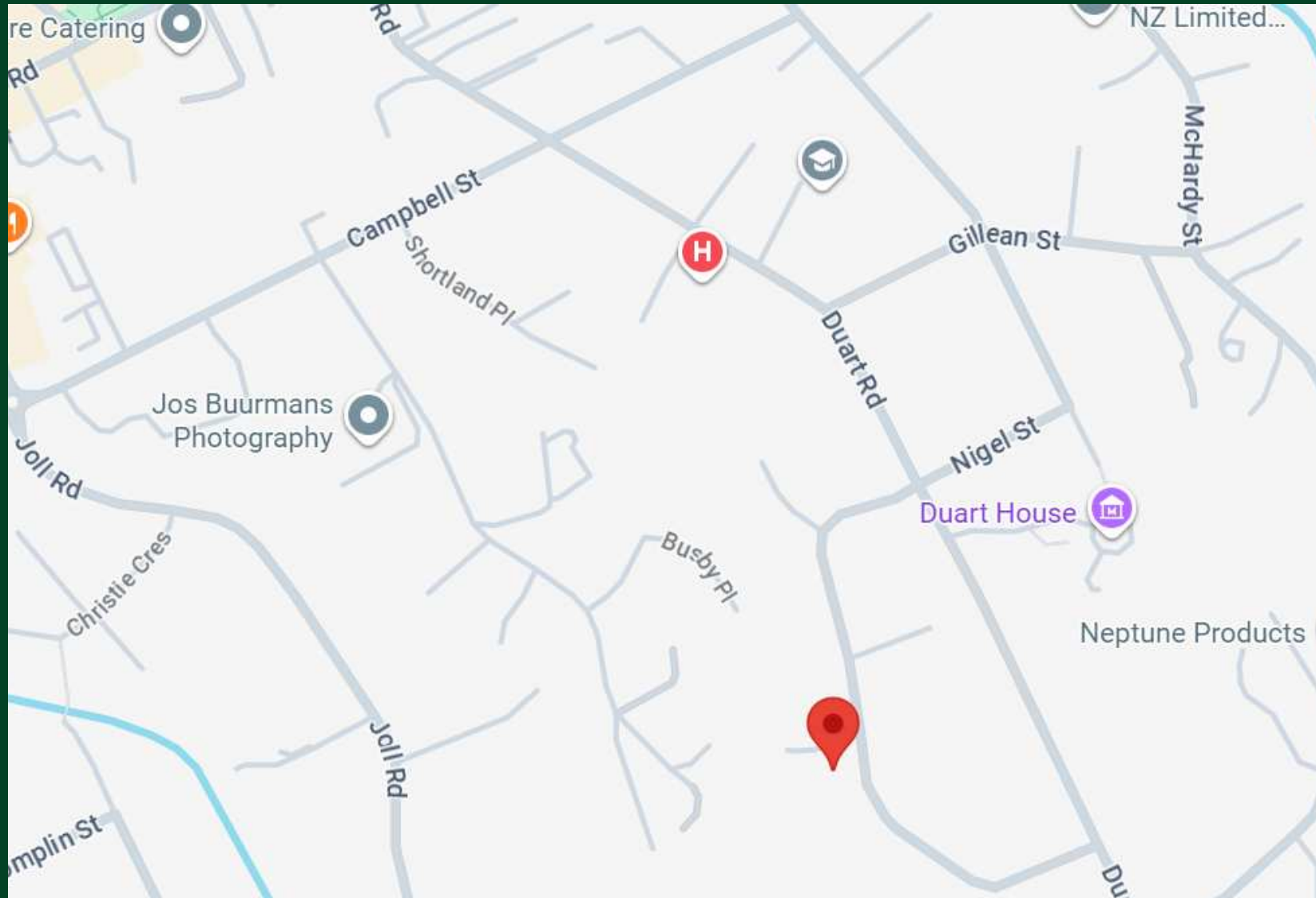








38a MURITAI CRES, HAVELOCK NORTH - LOCATION



Meet Nic Goodman

**FOUNDER AND PREMIUM PROPERTY SPECIALIST
MINT – HAWKE'S BAY'S ONLY AGENCY DEDICATED TO PREMIUM PROPERTIES**

For over a decade, I have had the privilege of guiding clients through the property market in Hawke's Bay. From my experience, I have consistently noticed how a tailored and client-focused approach yielded exceptional results for those with high-end properties.

This insight inspired the creation of Mint – Hawke's Bay's only agency dedicated to premium properties. My vision is to offer unparalleled expertise, discretion, and service that matches the calibre of the properties I represent.

For me, it is more than just business. My clients are at the heart of everything I do. From personalised marketing strategies that capture the essence of a property to seamless, stress-free transactions, I ensure that every step of the property journey feels effortless.

My commitment to integrity, dedication, and a pursuit of excellence is reflected in the level of service I provide. I strive to not only meet but exceed the expectations of my clients. Last year, I achieved an average sale price of \$3,000,000 – 95% higher than any other agent in Hawke's Bay, and I maintain a flawless 5-star rating on RateMyAgent.

Hawke's Bay is a region of unrivalled beauty, and I am passionate about showcasing its finest properties.

Let's shape the future of your property together.

I look forward to working with you.

Nic Goodman

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