

move.



1/113 pioneer road
moturoa



views worth coming home to

 4  1  2  2  170 m²

There's something pretty special about watching the ships come and go from the comfort of your own home. Elevated above the neighbourhood, with sweeping views across Ngamotu Beach, the port and out to sea, this is a home where the outlook is part of everyday living.

Built in 1957, this four-bedroom home offers generous living spaces, an abundance of natural light and a fresh start with new carpet and paint throughout. The spacious lounge and dining area make the most of the sunshine and coastal outlook, while the kitchen, although a little dated, is perfectly functional with scope to modernise over time. A separate laundry provides welcome practicality, with room to double as a mudroom for winter coats, shoes and everyday essentials.

But it's the views that really steal the show. From the super sunny screened porch and adjoining elevated deck, take in the ever-changing coastal scenery, enjoy the afternoon sunshine and settle in for those long summer evenings. There's even a lemon tree just outside, ready for your Friday evening G&T.

Set back from the street for peace and privacy, the easy-care grounds offer a little lawn without demanding gardens. A double garage, additional off-street parking and excellent storage complete the package. With a 170sqm floor area on a cross lease title, there's plenty of room to spread out.

And with immediate settlement available, you could be unpacked and enjoying Christmas with those wonderful views.



property information

legal details

legal description:	cross lease
council rates:	\$4,835.63
rateable value:	\$690,000

property details

built in:	1973
cladding:	weatherboard
roofing:	steel/g-iron (9years old)
heating/cooling:	heat pump
hot water:	electric
fencing:	partial
land contour:	flat
internet:	available
water/sewage:	town mains

reports & information

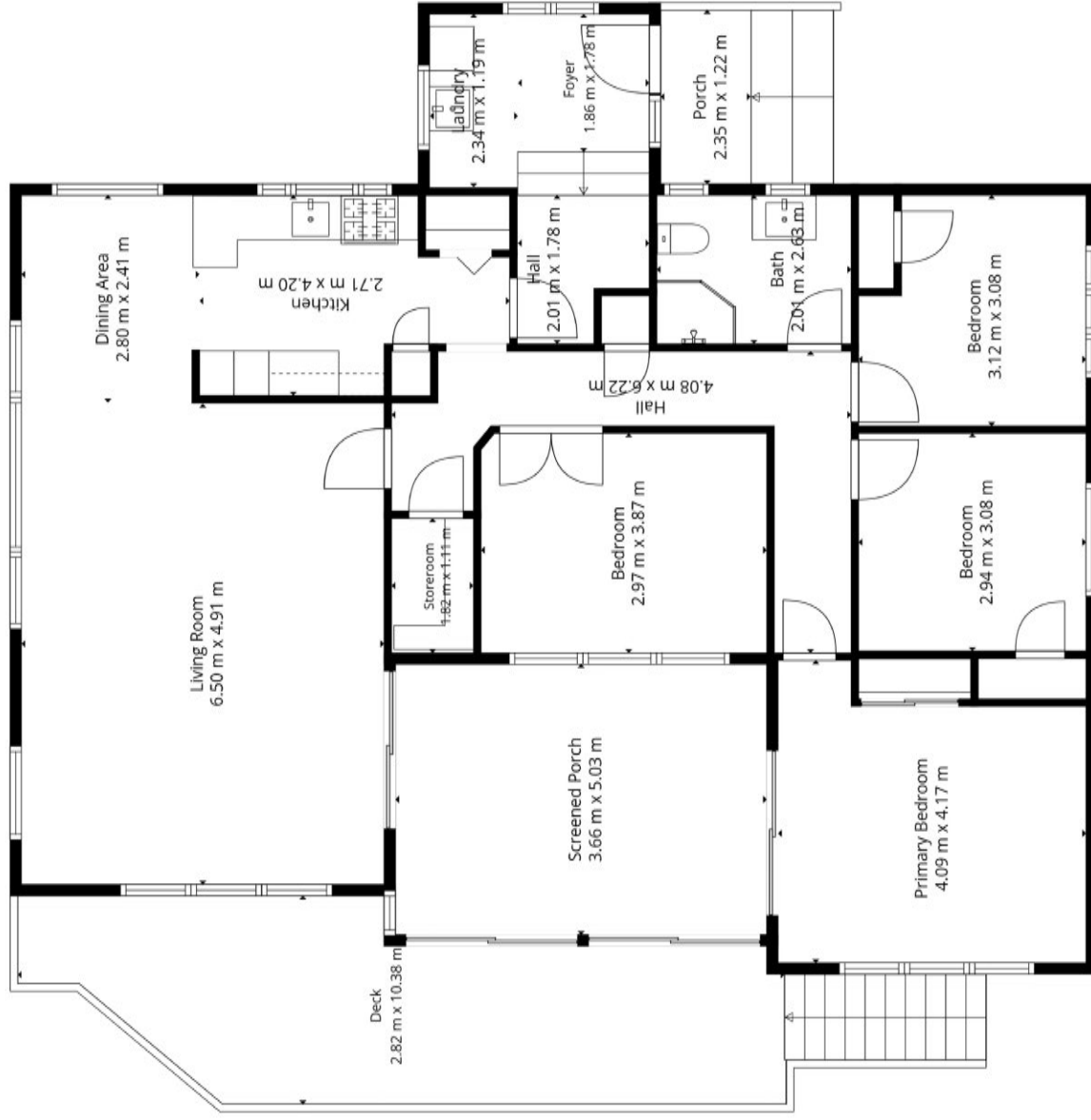
see bestmove.co.nz to download:

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

chattels

auto garage door opener x1 and 2 remotes, window treatments, dishwasher, electric oven, gas cooktop, extractor fan x1 bathroom, fixed floor coverings, light fittings, smoke detectors x 3





TOTAL: 129 m²

1st floor: 0 m², 2nd floor: 129 m²

EXCLUDED AREAS: 2-CAR GARAGE: 43 m², STORAGE: 43 m², PATIO: 14 m²,
SCREENED PORCH: 18 m², PORCH: 5 m², DECK: 26 m²,
WALLS: 19 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE**

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




R.W. Muir
Registrar-General
of Land

Identifier **TNJ3/609**

Land Registration District **Taranaki**

Date Issued 27 April 1993

Prior References

TNF4/586

Estate Fee Simple - 1/2 share
Area 2011 square metres more or less
Legal Description Lot 1 Deposited Plan 9266

Registered Owners

Errol Wayne Pascoe, Colleen Margaret Pascoe and Anthony Vincent Trustee Company (2015) Limited

Estate	Leasehold	Instrument	L 400236.3
		Term	999 years commencing on 1.3.1993

Legal Description Flat 1 Deposited Plan 17141

Registered Owners

Errol Wayne Pascoe, Colleen Margaret Pascoe and Anthony Vincent Trustee Company (2015) Limited

Interests

400236.3 Lease of Flat 1 DP 17141 Term 999 years commencing on 1.3.1993 Composite CT TNJ3/609 issued - 27.4.1993 at 10.45 am (Affects Fee Simple)

445845.4 Lease of Flat 2 DP 19630 Term 999 years commencing on 29.10.1997 Composite CT TNK4/407 issued - 6.11.1997 at 11.35 am (Affects Fee Simple)

8612659.3 Mortgage to TSB Bank Limited - 19.11.2010 at 11:49 am

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.

\$50,146 donated to date



darrell paterson

darrell@bestmove.co.nz

027 493 7134

Clear communication and a steady, no-fuss approach sit at the centre of how I work. When you list with me, you'll always know what's happening, where things are at and what comes next.

Before real estate, I spent years in leadership roles, including as a Regional Manager for Fonterra, after serving nine years in the New Zealand Army. Those experiences shaped the way I work today: organised, accountable and focused on following through.

I believe in straight-up advice. No pressure or guesswork, just clear guidance, a solid plan and the support you need to make confident decisions. My aim is to keep your property journey moving while making the process feel as simple and stress-free as possible.

Giving back is also important to me. Through the Move Foundation, a portion of every sale supports local families and organisations doing great work in our community.

Outside of real estate, I'm a family man and enjoy making the most of life in Taranaki, from the beach and coastal walkway to recently taking up golf.

If you're looking for honest advice, clear communication and someone who'll follow through, I'd be glad to help.



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darrell paterson

OWNER + LICENSED SALESPERSON

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