

move.



17d thames street
welbourn



hidden away, plenty of space



 3  1  2  1  1  100 m²  1,166 m²

Tucked away amongst established trees, this welcoming three-bedroom home offers privacy, space and a wonderful setting for family life. Set on a generous 1,166m² section, there's room to spread out, enjoy the outdoors and make the most of your own peaceful surroundings.

Inside, the 100m² home offers a practical and comfortable layout, with open-plan kitchen, dining and living creating an easy space for everyday family life. A heat pump and HRV system help maintain comfort throughout the seasons, while the sunny conservatory is a real bonus.

Whether it's your morning coffee, a quiet afternoon with a book or simply soaking up the garden outlook, this is a space you'll appreciate year-round. From here, step directly onto the deck, extending your living outdoors.

All three bedrooms feature built-in wardrobes, while the family bathroom includes a shower over bath, complemented by a separate toilet and laundry for added convenience.

Outside is where this property really comes into its own. Established trees provide privacy and shelter, while the generous grounds offer plenty of room for children to explore, kick a ball or bounce away on the trampoline. There's space for gardening enthusiasts to get creative, or simply enjoy the greenery and peaceful setting. A separate garage and additional off-street parking complete the package.

With its combination of privacy, generous outdoor space and comfortable family living, this is a property offering plenty to enjoy today and possibilities for tomorrow.



property information

legal details

legal description:	freehold
council rates:	\$4,196.27
rateable value:	\$530,000

property details

built in:	1982
cladding:	fibre cement
roofing:	tile profile
heating/cooling:	hrv system, heat pump
hot water:	electric
fencing:	partial
land contour:	flat, sloping
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 x1 remote, window treatments, dishwasher, electric oven, electric stove, extractor fan x1 bathroom, garden shed x1, heated towel rail x1, heat pump x1 and x1 remote, light fittings, rangehood, ventilation system, HRV system





TOTAL: 90 m2

1st floor: 90 m2

EXCLUDED AREAS: GARAGE: 26 m2, DECK: 17 m2, FRT PORCH: 1 m2,
WALLS: 10 m2



**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 **TNE3/37**
Land Registration District **Taranaki**
Date Issued 26 June 1978

Prior References
TNC4/282

Estate Fee Simple
Area 1166 square metres more or less
Legal Description Lot 4 Deposited Plan 12320
Registered Owners
Limone e Lime Limited

Interests

249823.1 Resolution imposing Building Line Restriction - 26.6.1978

Appurtenant hereto is a right of way and right to convey water, gas, electricity and telephonic communications specified in Easement Certificate 249823.4 - 26.6.1978 at 1:56 pm

Subject to a right of way and right to convey water, gas, electricity and telephonic communications over part marked C on DP 12320 specified in Easement Certificate 249823.4 - 26.6.1978 at 1:56 pm

The easements specified in Easement Certificate 249823.4 are subject to Section 37 (1) (a) Counties Amendment Act 1961

249823.5 Encumbrance to Taranaki County Council - 26.6.1978 at 1:56 pm

10989321.4 Mortgage to TSB Bank Limited - 15.12.2017 at 12:43 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



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.



move.

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darrell paterson

OWNER + LICENSED SALESPERSON

 027 493 7134
 darrell@bestmove.co.nz
 bestmove.co.nz