PROPERTY BROCHURE

6 / 24 Nixon Street, KENSINGTON



Jenny Martin

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dwell
REAL ESTATE











Kensington Convenience! 2 Bedroom Unit!

6 / 24 Nixon Street, KENSINGTON

2 Bedrooms | 1 Bathroom | 1 Parking or Garaging | 80m2 | 1/6 share of 1,656sqm more or less

Discover comfortable, easy-care living at 6/24 Nixon Street, Kensington. This well-positioned cross lease unit offers a practical layout with two bedrooms, one bathroom with separate bath and shower.

The single living area provides a welcoming space for relaxing and everyday living, while the functional design makes the most of the home's footprint.

A dedicated carport and storage area adds convenient off-street parking. Whether you are starting out, downsizing or seeking an investment opportunity, this Kensington unit is well worth your consideration.

Contact Jenny Martin @ Dwell Real Estate to organise your private viewing of this unit or come along to this weekend's Open Home

Scan to download report sales and particulars

LEGALS & CONSTRUCTION

Land area	1/6 share of 1,656sqm more or less
Floor area	80m2
Tenure	Cross lease unit
Rateable value	$410, 000
Land value	$205,000
Improvements value	$205,000
Ra t es	$3,322.13
Council zone	Residential 9A
Technical Category	RF197B
School Zoning	Whangarei schools
Year built	1980s
Ex t erior	Concrete
Roof	Tile
O t her	Deceased estate. Public Trust are handling estate sale

CHATTELS

Window treatments
oven
fixed floor coverings
heat pump and 1 remote
light fittings
smoke detectors
moisture master (not checked if working)

DISCLOSURES

Deceased estate.
Public Trust are handling the estate sale.
See Property Info & Disclosures pack for more information

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 **NA30D/1375**
Land Registration District **North Auckland**
Date Issued 29 January 1975

Prior References
NA675/276

Estate Fee Simple - 1/6 share
Area 1656 square metres more or less
Legal Description Part Lot 1 Deposited Plan 4205 and Part 1 Deposited Plan 13609

Registered Owners
Arthur Eric Fyfe and Reima Maitland Fyfe

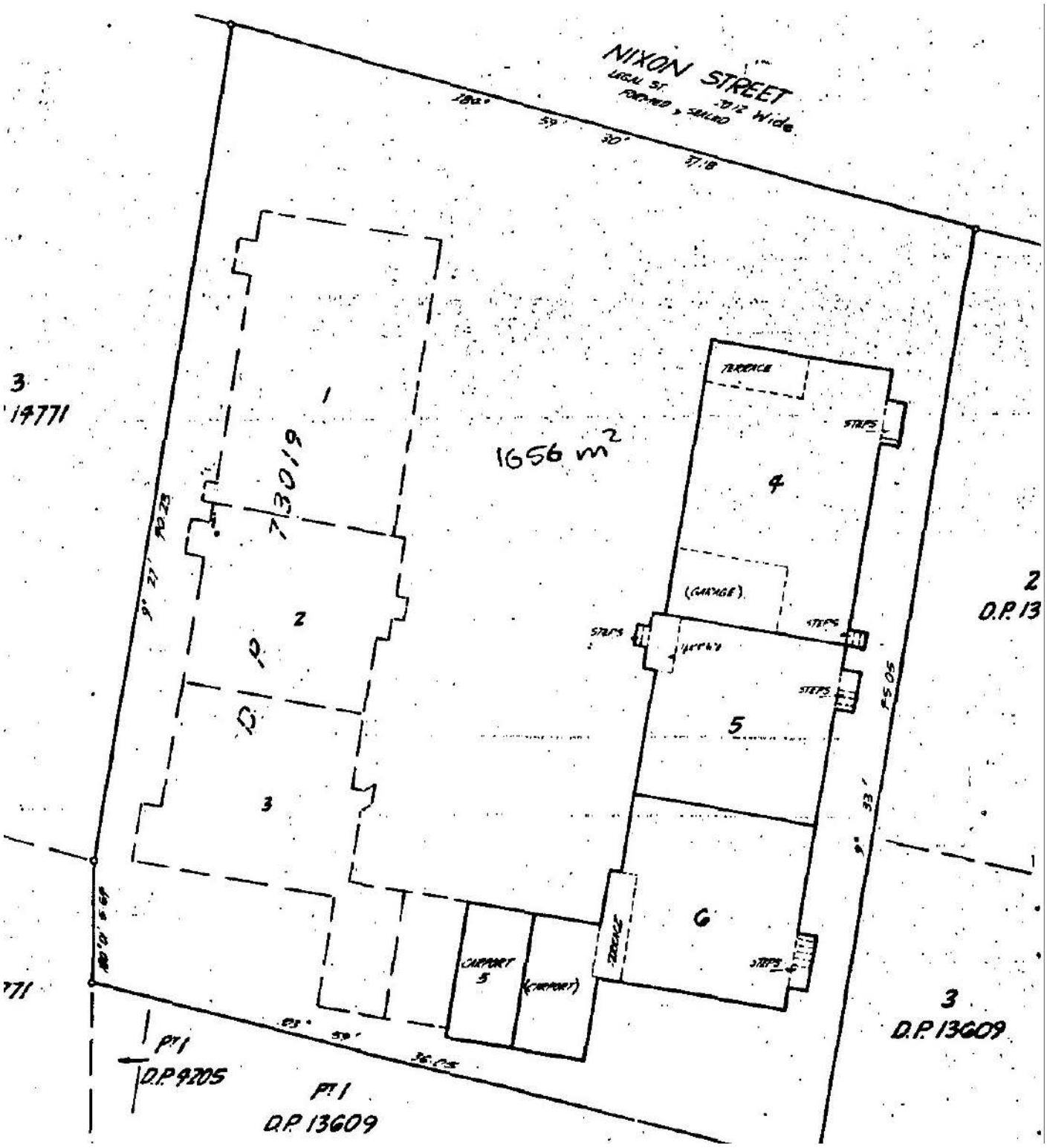
Estate Leasehold
Instrument L 298201.3
Term 999 years computed from 1.12.1974

Legal Description Flat 6 and Carport Deposited Plan 75284

Registered Owners
Arthur Eric Fyfe and Reima Maitland Fyfe

Interests
161745.2 Lease of Flat 1 Composite CT NA28D/774 issued (Affects Fee Simple)

161745.3 Lease of Flat 2 Composite CT NA28D/775 issued (Affects Fee Simple)
161745.4 Lease of Flat 3 Composite CT NA28D/776 issued (Affects Fee Simple)
298201.1 Lease of Flat 4 Composite CT NA30D/1373 issued - 29.1.1975 (Affects Fee Simple)
298201.2 Lease of Flat 5 Composite CT NA30D/1374 issued - 29.1.1975 (Affects Fee Simple)
298201.3 Lease of Flat 6 and Carport DP 75284 Term 999 years computed from 1.12.1974 Composite CT NA30D/1375 issued - 29.1.1975 (Affects Fee Simple)
10972342.3 Mortgage to ASB Bank Limited - 15.12.2017 at 4:18 pm


NIXON STREET
LEGAL ST.
FORMED & SEALED
30.12 Wide
59°
30'
37.18
1656 m²
1
2
3
4
5
6
TERRACE
STEPS
(GARAGE)
CARPORT
(CARPORT)
LOT 1
D.P. 13019
PT 1
D.P. 9205
PT 1
D.P. 13609
3
D.P. 13609
2
D.P. 13
3
14771
771

Testimonials

What our clients say about selling with us

Seller

The Consummate Professional! Be assured you are in the 'best hands' if you chose Jenny to market your property. You can have confidence in her comprehensive knowledge of process, the market and in her diligence in working to get the best result for you.

Julie H, 4a/12 Selwyn Ave, Avenues

Seller

I am 88 years old and I have Parkinsons. I have found Jenny has substantially gone out of her way to help me in any way that she can, not just with the house sale but with other things that matter

Sam J, 3 Scotia Place, Kamo

Seller

Very helpful, great communication Being first-time buyers and new to the whole process, Jenny was great to work with. She was always quick to reply to all our questions and really easy to talk to, which took a lot of the stress out of it. Very helpful. Highly recommend her.

Katrina B, 12 Kereru St, Maunu

Seller

Jenny was amazing to deal with, super experienced and a real numbers person. Helped us on both sale side and purchase side, so wonderful to only need to deal with one expert :) Highly recommended, thanks Jenny! DWE L

Ben W, 129A Dip Rd, Kamo

Seller

Great to work with Good communication, follow up and helped keep on top of any issues. Positive a ttitude !

Mary C, 12 Kereru St, Maunu

Seller

Jenny is so great to deal with, takes the stress out of a sale, has amazing follow up and gets the deal done

Amy H, 2 Suncrest Lane, Whangarei



Jenny Martin

Real Estate Specialist & Property Matchmaker

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With over a decade of proven success selling over 500 properties across Whangarei, I am proud to introduce Dwell Real Estate; a boutique, bespoke agency powered by genuine connection and modern strategy.

I understand that your home represents more than just an investment; it's where your life unfolds. I am vendor focused, I will listen to your needs and work with you every step of the way. I treat every property as if it were my own, combining local knowledge, strategic marketing, and genuine care to achieve exceptional results.

When you work with me, you get experience, honesty, and results that speak for themselves. Let's position your property to shine because your home deserves to stand out in the market.

If you are considering selling, I would love to chat.

Scan to request market price updates

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