

PROPERTY BROCHURE

5c / 12 Selwyn Avenue, AVENUES



Jenny Martin

022 479 5738
jenny@dwellre.co.nz
dwellre.co.nz

dwell
REAL ESTATE








WAGON WHEEL
APARTMENTS
12 SELWYN AVE



Easy-Care Two-Bedroom Unit in the Avenues!

5c / 12 Selwyn Avenue, AVENUES

2 Bedrooms | 1 Bathroom | 1 x Covered carport | 60m2 | 1 of 18 units

QUICK! LOOK! Positioned at 5c / 12 Selwyn Avenue, this two-bedroom cross lease unit offers a practical layout in the popular Avenues area of Whangarei.

As you enter the unit the front court yard is spacious and even has a handy garden shed here. The open plan living and kitchen area is spacious and functional with room to add your own flair. The unit features a Jack and Jill bathroom, which cleverly accommodates the bathroom for both bedrooms.

This final row of the Wagon Wheel apartments over park like grounds rather than other units. With a dedicated carport space and a convenient location, this unit presents an appealing opportunity for first-home buyers, downsizers or investors. Imagine being able to walk to town!

Contact Jenny Martin @ Dwell Real Estate Enquire today to arrange your viewing or come along to the Open Home in the weekend

Scan to download report sales and particulars

LEGALS & CONSTRUCTION

Land area	4,039sqm 1 of 18 units
Floor area	60m2
Tenure	Cross lease unit
Rateable value	$325, 000
Land value	$155,000
Improvements value	$170,000
Rates	$3,152.29
Council zone	Residential 9A
Technical Category	RF196C
School Zoning	Whangarei schools
Year built	1970s
Ext erior	Concrete
Roof	Iron
Other	maintenance yearly fee: $846.31 (as at April 2026) insurance yearly fee: $1,103.15 (as at Dec 2026). Carport included on title

CHATTELS

Window treatments, dishwasher, oven, rangehood, extractor fan, fixed floor coverings, heat pumps x 1 and 1 remote, light fittings, smoke detectors

DISCLOSURES

Marks on walls - general wear and tear.
Unit has been tenanted
Healthy Home compliant

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 **NA45B/672**
Land Registration District **North Auckland**
Date Issued 29 March 1979

Prior References
NA11B/939

Estate Fee Simple - 1/18 share
Area 4039 square metres more or less
Legal Description Lot 1 Deposited Plan 58047
Registered Owners
Julie Hartnell-Brown and Timothy John Hartnell

Estate Leasehold
Instrument L 491631.17
Term 999 years as from and including 1 December 1978

Legal Description Flat 17 Deposited Plan 87495
Registered Owners
Julie Hartnell-Brown and Timothy John Hartnell

Interests
491631.1 Lease of Flat 1 Composite CT NA45B/656 issued - 29.3.1979 (Affects Fee Simple)

491631.2 Lease of Flat 2 Composite CT NA45B/657 issued - 29.3.1979 (Affects Fee Simple)
491631.3 Lease of Flat 3 Composite CT NA45B/658 issued - 29.3.1979 (Affects Fee Simple)
491631.4 Lease of Flat 4 Composite CT NA45B/659 issued - 29.3.1979 (Affects Fee Simple)
491631.5 Lease of Flat 5 Composite CT NA45B/660 issued - 29.3.1979 (Affects Fee Simple)
491631.6 Lease of Flat 6 Composite CT NA45B/661 issued - 29.3.1979 (Affects Fee Simple)
491631.7 Lease of Flat 7 Composite CT NA45B/662 issued - 29.3.1979 (Affects Fee Simple)
491631.8 Lease of Flat 8 Composite CT NA45B/663 issued - 29.3.1979 (Affects Fee Simple)
491631.9 Lease of Flat 9 Composite CT NA45B/664 issued - 29.3.1979 (Affects Fee Simple)
491631.10 Lease of Flat 10 Composite CT NA45B/665 issued - 29.3.1979 (Affects Fee Simple)
491631.11 Lease of Flat 11 Composite CT NA45B/666 issued - 29.3.1979 (Affects Fee Simple)
491631.12 Lease of Flat 12 Composite CT NA45B/667 issued - 29.3.1979 (Affects Fee Simple)
491631.13 Lease of Flat 13 Composite CT NA45B/668 issued - 29.3.1979 (Affects Fee Simple)
491631.14 Lease of Flat 14 Composite CT NA45B/669 issued - 29.3.1979 (Affects Fee Simple)
491631.15 Lease of Flat 15 Composite CT NA45B/670 issued - 29.3.1979 (Affects Fee Simple)
491631.16 Lease of Flat 16 Composite CT NA45B/671 issued - 29.3.1979 (Affects Fee Simple)

491631.17 Lease of Flat 17DP 87495 Term 999 years as from and including 1 December 1978 Composite CT NA45B/672 issued - 29.3.1979 (AffectsFee Simple)

491631.18 Lease of Flat 18Composite CT NA45B/673 issued - 29.3.1979 (Affects Fee Simple)

491631.19 Lease of Carport19 Leasehold CT NA44C/788 issued - 29.3.1979 (Affects Fee Simple)

491631.20 Lease of Carport20 Leasehold CT NA44C/789 issued - 29.3.1979 (Affects Fee Simple)

491631.21 Lease of Carport21 Leasehold CT NA44C/790 issued - 29.3.1979 (Affects Fee Simple)

491631.22 Lease of Carport22 Leasehold CT NA44C/791 issued - 29.3.1979 (Affects Fee Simple)

491631.23 Lease of Carport23 Leasehold CT NA44C/792 issued - 29.3.1979 (Affects Fee Simple)

491631.24 Lease of Carport24 Leasehold CT NA44C/793 issued - 29.3.1979 (Affects Fee Simple)

491631.25 Lease of Carport25 Leasehold CT NA44C/794 issued - 29.3.1979 (Affects Fee Simple)

491631.26 Lease of Carport26 Leasehold CT NA44C/795 issued - 29.3.1979 (Affects Fee Simple)

491631.27 Lease of Carport27 Leasehold CT NA44C/796 issued - 29.3.1979 (Affects Fee Simple)

491631.28 Lease of Carport28 Leasehold CT NA44C/797 issued - 29.3.1979 (Affects Fee Simple)

491631.29 Lease of Carport29 Leasehold CT NA44C/798 issued - 29.3.1979 (Affects Fee Simple)

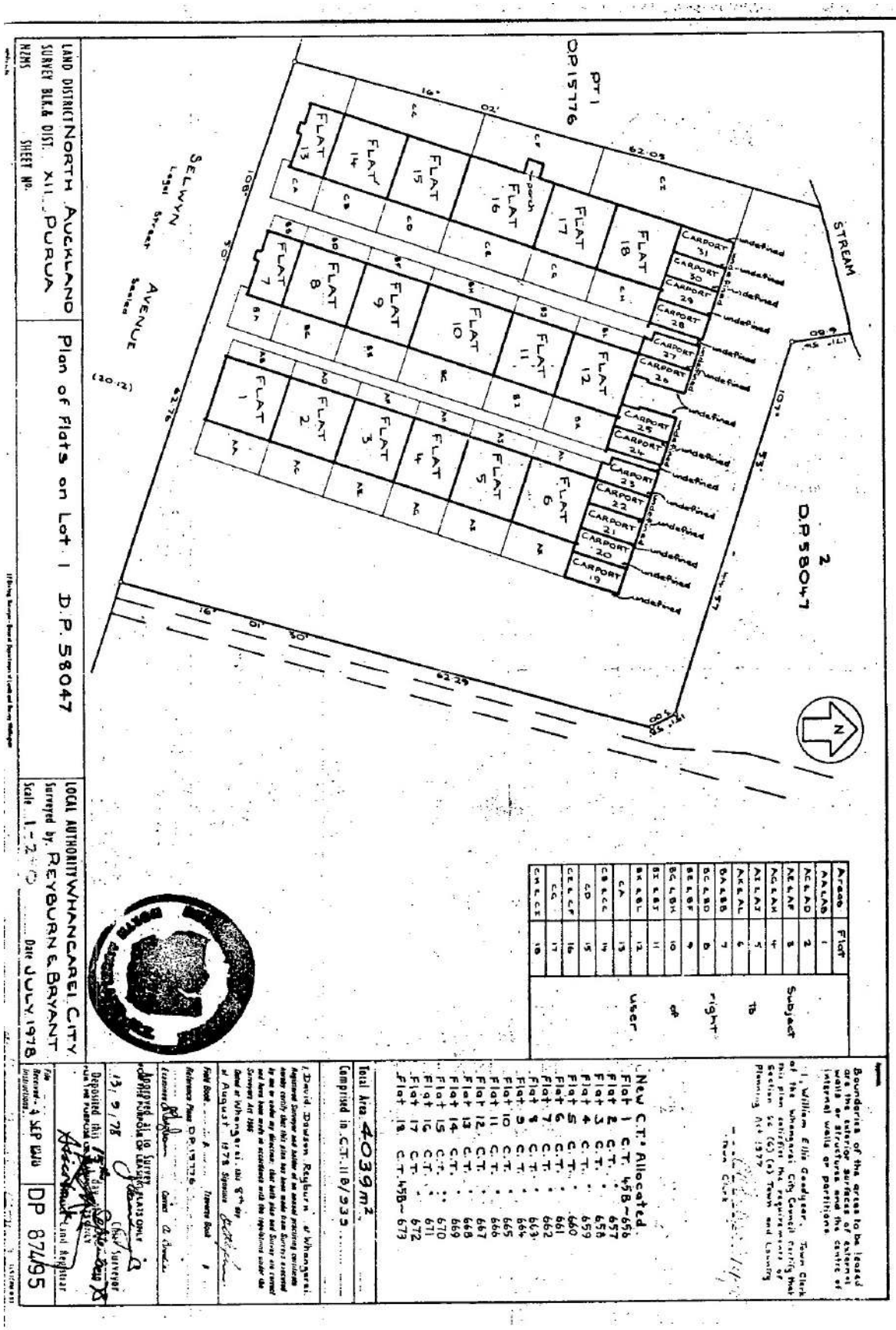
491631.30 Lease of Carport30 Leasehold CT NA44C/799 issued - 29.3.1979 (Affects Fee Simple)

491631.31 Lease of Carport31 Leasehold CT NA44C/800 issued - 29.3.1979 (Affects Fee Simple)

743908.17 Variation of Lease 491631.17 - 24.4.1979 at 1.33 pm

Appurtenant hereto is a water drainage right specified in Easement Certificate 743908.19 - 24.4.1979 at 1.33 pm (Affects Fee Simple)

The easements specified in Easement Certificate 743908.19 are subject to Section 351E (1) (a) Municipal Corporations Act 1954


LAND DISTRICT North Auckland
SURVEY BLK & DIST. XII PURUA
NZMS SHEET NO.
Plan of Flats on Lot 1 D.P. 58047
LOCAL AUTHORITY WHANGAREI CITY
Surveyed by. REYBURN & BRYANT
Scale 1-200 Date JULY 1978
PT 1 D.P. 15776
D.P. 58047
SELWYN Crescent Street
AVENUE
STREAM
FLAT 1
FLAT 2
FLAT 3
FLAT 4
FLAT 5
FLAT 6
FLAT 7
FLAT 8
FLAT 9
FLAT 10
FLAT 11
FLAT 12
FLAT 13
FLAT 14
FLAT 15
FLAT 16
FLAT 17
FLAT 18
CARPORT 19
CARPORT 20
CARPORT 21
CARPORT 22
CARPORT 23
CARPORT 24
CARPORT 25
CARPORT 26
CARPORT 27
CARPORT 28
CARPORT 29
CARPORT 30
CARPORT 31
undefined
Perch
62.05
62.29
62.78
107.
53.
19.
16.
50.
Area Flat
A to AB 1
A to AD 2
A to AF 3
A to AH 4
A to AJ 5
A to AL 6
A to AN 7
A to AP 8
A to AR 9
A to AT 10
A to AV 11
A to AX 12
A to AZ 13
A to CB 14
A to CD 15
A to CF 16
A to CH 17
A to CJ 18
Subject to right of user
Boundaries of the areas to be leased are the interior surfaces of exterior walls or interior walls or partitions
I, William Ellis Goudge, Town Clerk of the Whangarei City Council certify that this plan satisfies the requirements of Section 36 (6) (a) Town and Country Planning Act 1977
Town Clerk
New C.T.'s Allocated
Flat 1 C.T. 45B-656
Flat 2 C.T. 657
Flat 3 C.T. 658
Flat 4 C.T. 659
Flat 5 C.T. 660
Flat 6 C.T. 661
Flat 7 C.T. 662
Flat 8 C.T. 663
Flat 9 C.T. 664
Flat 10 C.T. 665
Flat 11 C.T. 666
Flat 12 C.T. 667
Flat 13 C.T. 668
Flat 14 C.T. 669
Flat 15 C.T. 670
Flat 16 C.T. 671
Flat 17 C.T. 672
Flat 18 C.T. 45B-673
Total Area 4039m²
Comprised in C.T. 11B/933
I, David Dawson Reyburn of Whangarei Registered Surveyor and holder of an annual practising certificate hereby certify that this plan has been made from Survey executed by me or under my direction, that both plan and Survey are correct and have been made in accordance with the regulations under the Surveyors Act 1966
Dated at Whangarei this 8th day of August 1978. Signature
Field Book Traverse Book
Reference Plans D.P. 15776
Examined
Approved pursuant to Survey (Land Use) Regulations 1972
13/9/78 Chief Surveyor
Deposited this 13th day of September 1978
Land Registrar
File Reference 4 SEP 1978
DP 87495



Jenny Martin

Real Estate Specialist & Property Matchmaker
022 479 5738 | jenny@dwellre.co.nz | dwellre.co.nz

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

7