

PROPERTY BROCHURE

3 / 24 Nixon Street, KENSINGTON



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REAL ESTATE











Easy Kensington Living-2 Bedroom End Unit!

3 / 24 Nixon Street, KENSINGTON

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

Price Indication: Early-Mid $400,000s

Discover the opportunity to make your mark at 3/24 Nixon Street, Kensington. Positioned in a convenient Whangārei location, this property offers a chance to enjoy easy access to local amenities and everyday essentials.

Whether you're searching for a comfortable home, a convenient base or a smart addition to your property portfolio, this address is well worth exploring.

Contact Jenny Martin @ Dwell Real Estate today to find out more and arrange your inspection. Or come along to the weekend's Open Home

Scan to download report sales and particulars

LEGALS & CONSTRUCTION

Land area	1 of 6 units share 1,656sqm (more or less)
Floor area	80m2
Tenure	Cross lease unit
Rateable value	$410,000
Land value	$205,000
Improvements value	$205,000
Rates	$3,322.13
Council zone	Residential 9A
Technical Category	RF197B
School Zoning	Whangarei schools
Year built	1970s
Exterior	Concrete
Roof	Tile
Other	Council files provided.

CHATTELS

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

DISCLOSURES

Crack in laundry window.
Roof above main bedroom had a historical leak - repaired.
Unit 2 had some drainage issues some years back - fixed .

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 **NA28D/776**
Land Registration District **North Auckland**
Date Issued 20 June 1974

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
Georg Immanuel Winter

Estate Leasehold
Instrument L 161745.4
Term 999 years computed from 1.6.1974

Legal Description Flat 3 Deposited Plan 73019

Registered Owners
Georg Immanuel Winter

Interests
161745.2 Lease of Flat 1 Composite CT NA28D/774 issued - 20.6.1974 (Affects Fee Simple)

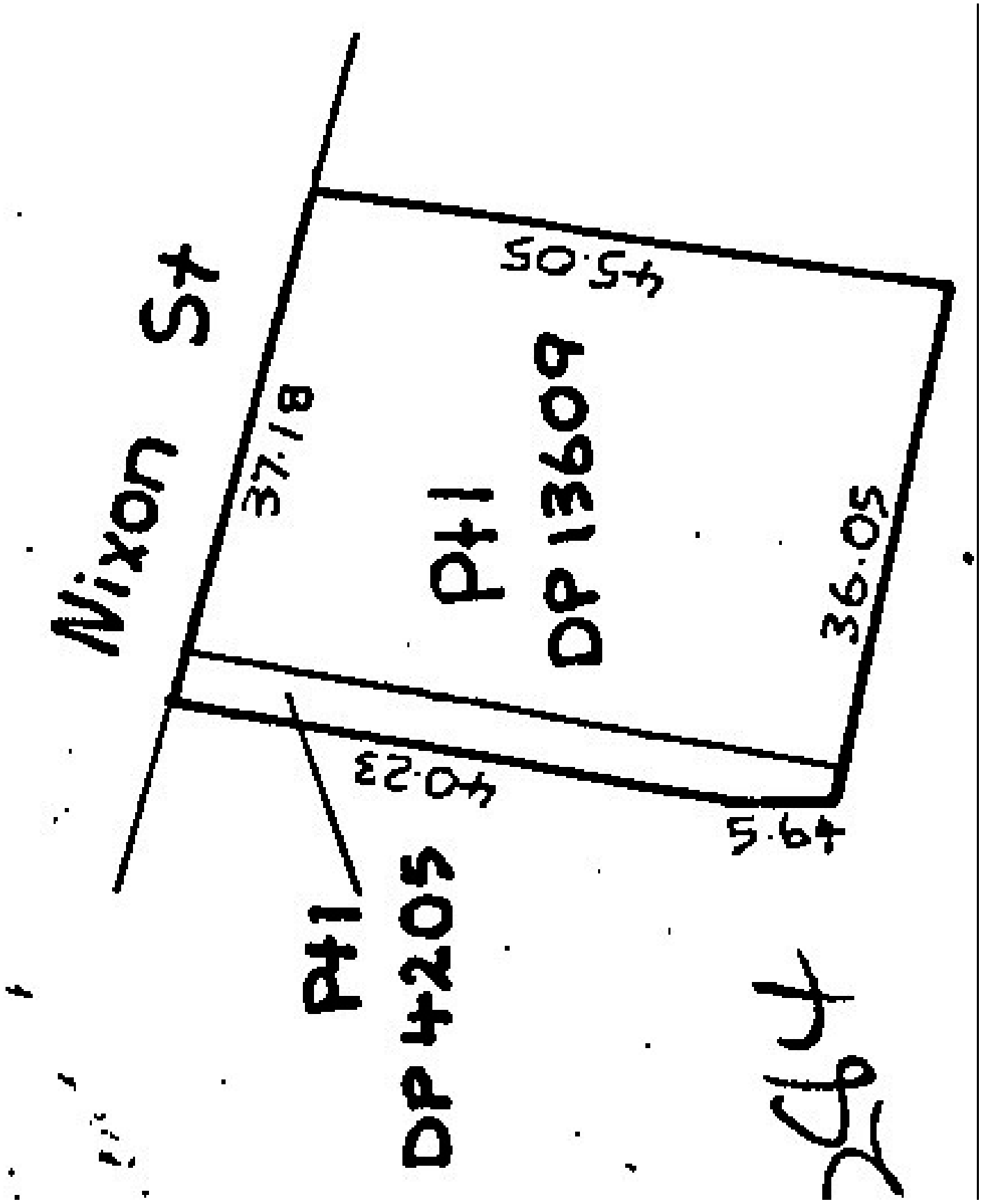
161745.3 Lease of Flat 2 Composite CT NA28D/775 issued - 20.6.1974 (Affects Fee Simple)

161745.4 Lease of Flat 3 DP 73019 Term 999 years as from and including 1.6.1974 Composite CT NA28D/776 issued - 20.6.1974 (Affects Fee Simple)

298201.1 Lease of Flat 4 Plan 75284 Composite CT NA30D/1373 issued (Affects Fee Simple)

298201.2 Lease of Flat 5 Plan 75284 Composite CT NA30D/1374 issued (Affects Fee Simple)

298201.3 Lease of Flat 6 Plan 75284 Composite CT NA30D/1375 issued (Affects Fee Simple)


Nixon St
50.54
37.18
Pt1
DP13909
36.05
42.04
5.64
Pt1
DP4205



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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Sell Smart, Dwell Better

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