

PROPERTY BROCHURE

86 Fourth Avenue, WOODHILL



Jenny Martin

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

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REAL ESTATE











Spacious Four-Bedroom Character Home HOT! HOT!
86 Fourth Avenue, WOODHILL

4 Bedrooms
2 Living areas

2 Bathrooms

3-4 car parks/ Single shed

178 m 2

791 m 2

A welcoming pathway leads to the front porch, where the appeal begins. Inside, the main living room immediately captures your attention, with lovely natural light and a view that provides a wonderful backdrop to everyday living. Wander down the hallway and you'll find three generous bedrooms, a well-appointed family bathroom with shower over bath and the convenience of a separate toilet.

The recently modernised kitchen is sure to impress, thoughtfully updated with all the modern conveniences today's home cook could wish for. And for a touch of nostalgia, the original serving hatch through to the dining room remains, adding a little character and making entertaining that much easier!

There's even more to discover at the rear of the home, where a second living area or media room creates a wonderful space for family time, movie nights or simply spreading out. From here, enjoy easy indoor/outdoor flow to the deck, complete with its own bar area, or out to the patio. Whether it's summer entertaining, family gatherings or relaxed weekends with friends, there's a spot for every occasion.

The main bedroom is a peaceful retreat, complete with its own ensuite, offering a little extra privacy and comfort.

Practicality hasn't been overlooked either. A shed at the front of the property provides useful storage, while the shared driveway leads to a carport and off-street parking for up to three vehicles.

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LEGALS & CONSTRUCTION

Land area	791m2
Floor area	178m2
Tenure	Freehold title
Rateable value	$730,000
Land value	$275,000
Improvements value	$455,000
Rates	$3,559.90
Council zone	9A
Technical Category	RD194B
School Zoning	Whangarei schools
Year built	1941
Exterior	Brick
Roof	Tile profile
Other	See LIM for permits: • Dwelling Dated 29/05/1941 • Lumber Playroom Under House 16/04/1943 • Shed 30/04/1943 • Make Interior Alterations and Repairs 19/05/1949 • Construct Additions to Dwelling (family/media room & bedroom) 05/05/1964 • Deck Issued 17/01/1992 • Carport Received 01/10/1992 • Add Ensuite CC 25/2/1999

CHATTELS

Window treatments, dishwasher, double wall oven, induction cooktop, rangehood, extractor fan x 2, fixed floor coverings, heat pumps x 2 and 2 remotes, light fittings, smoke detectors

DISCLOSURES

- No final sign off showing in LIM for carport
- Fireplace no longer works.
- Part of roof has been repaired - Nov 2026.
- Vendor has upgraded kitchen, added new floor vinyl in laundry

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 **NA744/114**
Land Registration District **North Auckland**
Date Issued 11 June 1941

Prior References
NA158/92 NA162/284

Estate Fee Simple
Area 792 square metres more or less
Legal Description Lot 2 Deposited Plan 29640
Registered Owners
Stephen Andrew Ringwood and Eric Juarez Demo

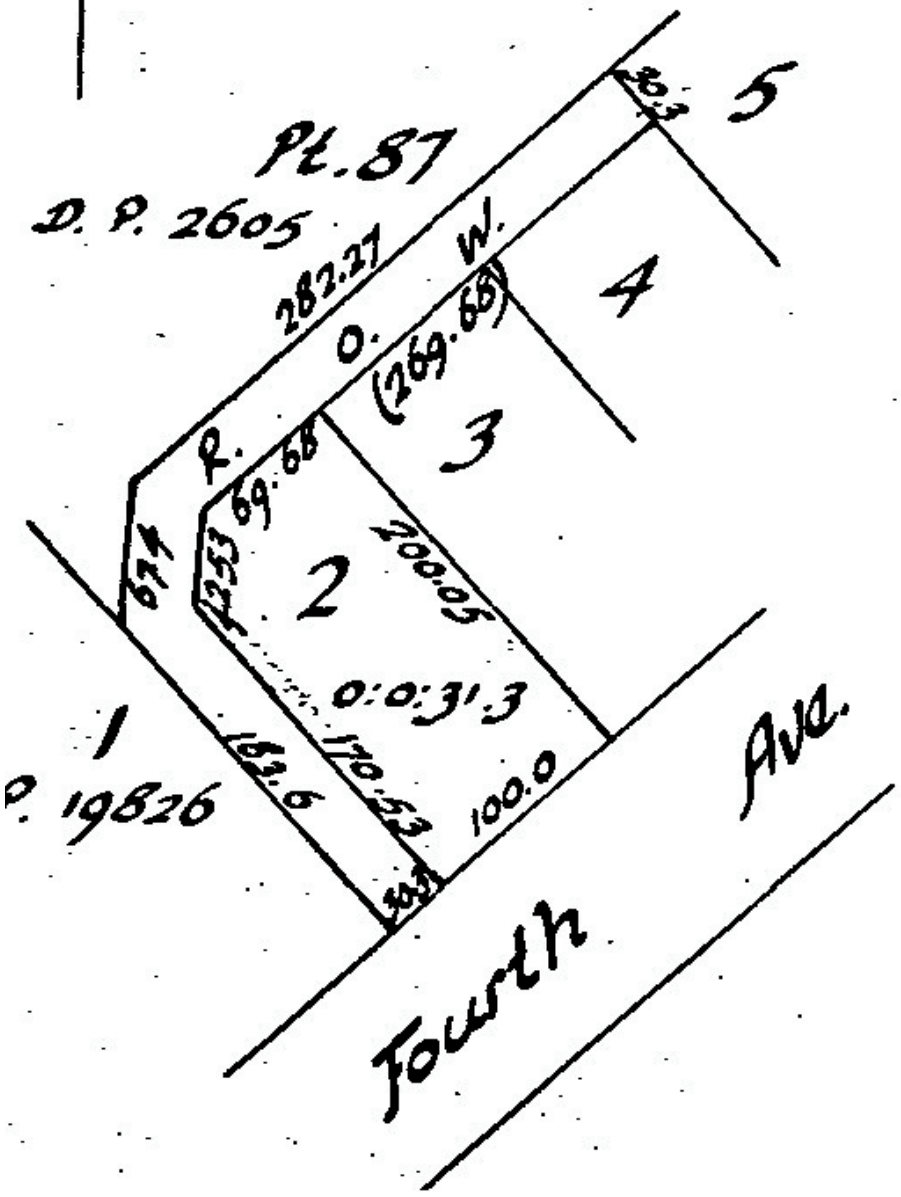
Interests

Appurtenant hereto is a right of way created by Transfer 334407 - 11.6.1941
Fencing Agreement in Transfer 334407 - 11.6.1941
13141970.3 Mortgage to Kiwibank Limited - 29.10.2024 at 11:37 am

METRIC AREA IS 791 m²
791 m

Conversion Factors:

1 Acre = 4046m²
1 Perch = 25.29m²
1 Link = 2012 metres



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

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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.

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7