



# PROPERTY INFO PACK

## 20A WILBUR CLOSE, ROLLESTON

PREPARED BY MORGAN PERRY









**PROPERTY  
VENTURES**  
REAL ESTATE



# 20A WILBUR CLOSE, ROLLESTON

## YOUR FAMILY HOME WITH ADDED WORKSHOP IN ROLLY

### FEATURES:

	554m <sup>2</sup>		136m <sup>2</sup>
	3		2
	1		2

### PROPERTY DETAILS:

Address:	20A Wilbur Close, Rolleston
Legal Description:	Lot 2 DP 82709
Property Type:	House
Sale by:	Negotiation
Close To:	Shops, supermarket, motorway, new Rolleston mall

## PROPERTY DESCRIPTION:

### VACANT & READY FOR NEW MEMORIES - ROLLY ON IN

Come one, come all, to this beautifully positioned family home, situated just a short 25-minute commute from Christchurch's city centre.

Built in the early 2000s and situated on 554m<sup>2</sup> of freehold land, sporting three bedrooms and two bathrooms (ensuite included), this open-plan home is set up for indoor, outdoor entertainment and only a short walk to Countdown to throw another 'shrimp on the barbie' this summer!

Our vendor is motivated to hit the 'go' button and move on and as such, the house is vacant and ready for new memories. A recently installed Ultra Low Emission Harris flame fire and HRV system enables even heat distribution on those cold winter days, leaving you feeling as snug as a bug in a rug.

Within walking distance to local bars, restaurants and schools - your weekend coffee dash and school drop-offs woes will be a thing of the past.

If you're looking to upsize, downsize, are a first home buyer, or want the added space to grow a family, then this home is definitely for you.

Don't hesitate to organise a private viewing, or attend and open home, this house could be your future home.

Sale type: By Negotiation

# PROPERTY PHOTOGRAPHY



# PROPERTY PHOTOGRAPHY



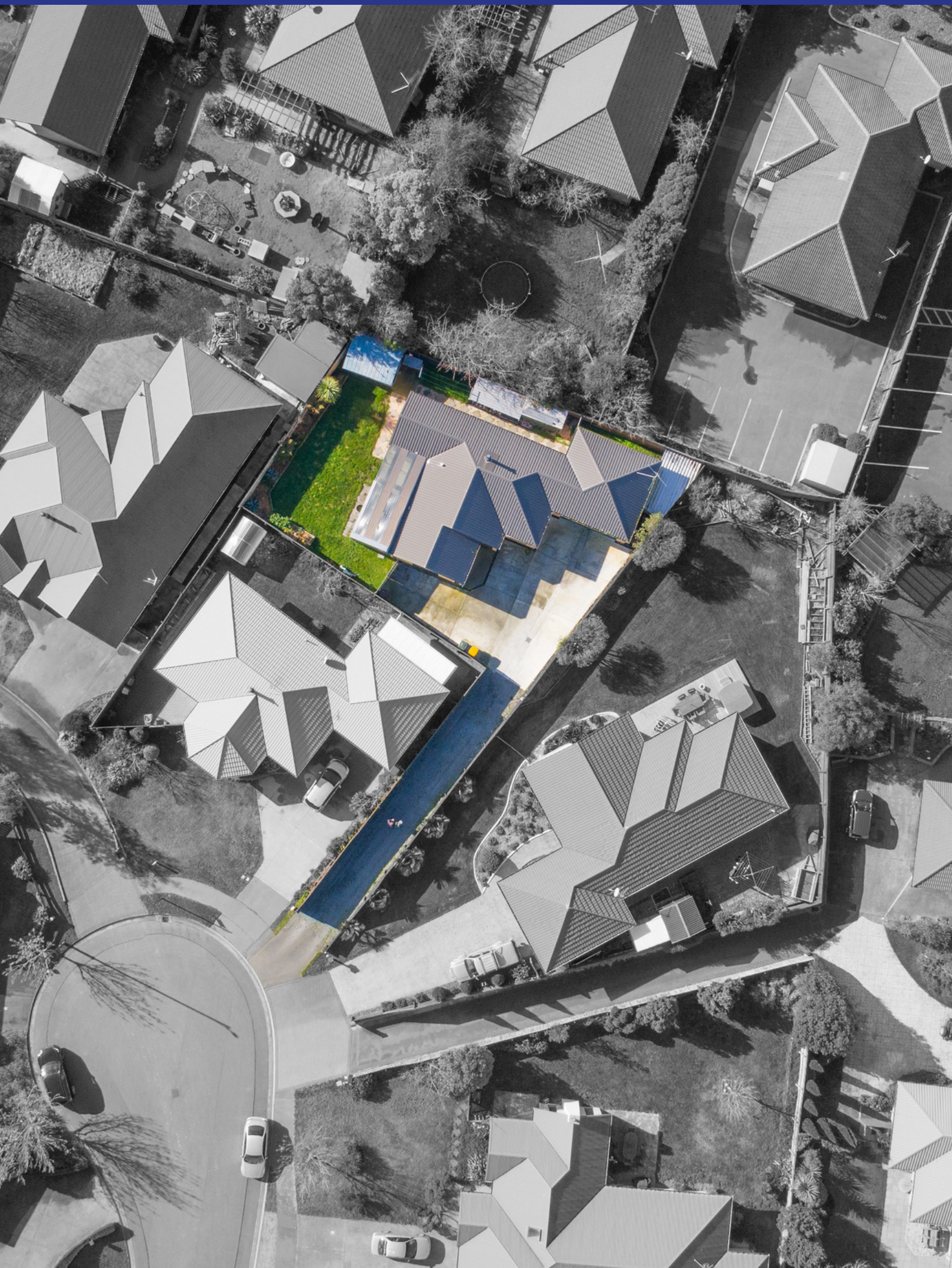
# PROPERTY PHOTOGRAPHY



# PROPERTY PHOTOGRAPHY



# PROPERTY PHOTOGRAPHY



# OPEN HOME DATES

1. Open Home One: Private Viewing Only

2. Open Home Two: Private Viewing Only

3. Open Home Three: Private Viewing Only

4. Open Home Four: Private Viewing Only

# PRIVATE VIEWINGS

\*\*\*Private viewings available upon request

## CONTACT DETAILS

**P: 0274131640**

**E: MORGAN@PROPERTYVENTURES.CO.NZ**

**W: MORGANPERRY.CO.NZ**

**W: PROPERTYVENTURES.CO.NZ**







# **CERTIFICATE OF TITLE 20A WILBUR CLOSE, ROLLESTON**

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# Property Guru document ordering service

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**Certificate of Title with diagram: 47D/391**

**CoreLogic Reference: 2978862/1**

**Processed: 23 July 2021**

Sourced from Property Guru, a CoreLogic solution. For any queries about this document or this service please call 0800 355 355 or email [documentordering@corelogic.co.nz](mailto:documentordering@corelogic.co.nz).



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



**Identifier**                    **CB47D/391**  
**Land Registration District**   **Canterbury**  
**Date Issued**                11 August 2000

**Prior References**  
CB46C/1154

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**Estate**                    Fee Simple  
**Area**                    554 square metres more or less  
**Legal Description**    Lot 2 Deposited Plan 82709  
**Registered Owners**  
Ronald Franklin Koole

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**Interests**

Subject to Part IV A Conservation Act 1987  
Subject to Section 11 Crown Minerals Act 1991  
Subject to Section 3 Petroleum Act 1937  
Subject to Section 8 Atomic Energy Act 1945  
Subject to Section 3 Geothermal Energy Act 1953  
Subject to Sections 6 and 8 Mining Act 1971  
Subject to Section 5 Coal Mines Act 1979  
Subject to Section 261 Coal Mines Act 1979  
Land Covenant in Transfer A263390.27 - 14.10.1996 at 9.02 am  
Land Covenant in Transfer A341354.4 - 4.3.1998 at 1.26 pm  
Land Covenant in Transfer A350237.6 - 5.5.1998 at 1.20 pm  
Fencing Covenant in Transfer A350237.6 - 5.5.1998 at 1.20 pm  
Land Covenant in Transfer A436835.4 - 3.12.1999 at 3.51 pm  
Fencing Covenant in Transfer A436835.4 - 3.12.1999 at 3.51 pm  
A469710.4 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 11.8.2000 at 11.30 am  
5978780.4 Mortgage to ASB Bank Limited - 26.4.2004 at 9:00 am  
11798034.1 NOTICE OF CLAIM OF INTEREST PURSUANT TO SECTION 42(2) PROPERTY (RELATIONSHIPS)  
ACT 1976 BY PAMELA GAIL HOSKINS - 15.7.2020 at 9:48 am





# RENTAL APPRAISAL 20A WILBUR CLOSE, ROLLESTON

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# RENTAL APPRAISAL.

**Date:** 23 July 2021

**Prepared for:** Morgan Perry

Thank you for requesting a rental assessment for **20A Wilbur Close, Rolleston.**

In the last year, our office, Harcourts Accommodation Centre, has signed and completed over 1,500 tenancies. When assessing the rental of this property, we have compared it with properties currently available for rent, and properties which we have recently been successfully tenanted. We also confer with rental statistics provided by the Ministry of Business, Innovation and Employment Bond Centre for all properties rented in Christchurch during a given six month period.

We consider this three bedroom property to rent for between **\$530** and **\$550** per week (unfurnished).

## What we will do for you that's different

- We negotiate more than 1,500 tenancies every year, and have over 200 combined years experience in property management to secure you the best terms to maximise your rental income.
- You will have a Property Manager & Tenancy Manager team dedicated to managing your property, so if someone is sick, or on holiday, the work still gets done.
- We pay out rents to our clients every working day of the year, so you can get your money when you want.
- Our Trust Account is independently audited - to give you added peace of mind.
- We provide a Tenant Debt Guarantee.
- Family owned and operated since 1990.

100% of tenants paid their rent on time  
99.9% of homes were occupied

June 2021 statistics

## Your Business Development Team



**Steven Loveridge** BCom (VPM)  
Business Development Manager  
DDI 03 371 0403  
M 0274 838 115  
steven@assetmanagers.co.nz



**Michelle Gledhill**  
Business Development Manager  
DDI 03 371 0413  
M 0274 838 113  
michelle@assetmanagers.co.nz

This report is a market appraisal and does not purport to be a valuation, registered or otherwise. It provides an indication only of the amount the subject property may rent for. It has been prepared based on information provided and incorporates no warranty or guarantee as to the accuracy of the information which has been provided. Any person who relies on this report for any purpose does so in all respects at their own risk. The rental estimate is provided on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation, regulations and policies (including all Acts or Regulations in amendment, consolidation or substitution therefor). Your property may not be able to be rented if it is not compliant with the Residential Tenancies Regulations 2016 and Residential Tenancies (Healthy Homes Standards) Regulations 2019. Information about these regulations can be found here: <http://tenancy.govt.nz>



# **COUNCIL RATES & FEES**

## **20A WILBUR CLOSE,**

### **ROLLESTON**

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## Property details

### 20A Wilbur Close, Rolleston

**Valuation No** 2405331801  
**Legal description** LOT 2 DP 82709  
**New legal description**

**Canterbury Maps:** [2405331801](https://propertysearch.canterburymaps.govt.nz/#/property?propertyAddress=2405331801)  
[\(<https://propertysearch.canterburymaps.govt.nz/#/property?propertyAddress=2405331801>\)](https://propertysearch.canterburymaps.govt.nz/#/property?propertyAddress=2405331801)

**Property area (hectares)** 0.0554  
**Certificate of title** 47D/391  
[Dwg OI](#)

**Improvements** (<https://www.selwyn.govt.nz/search/nature-of-improvement>)

### Rates for year 2021/2022

Type	Description (Basis)	Differential	Factor	Rate	Amount
011	General Purposes Rate (C)	District	425000.00	0.0927	\$393.95
015	Sewerage (U)	Rolleston	1.00	56400.0000	\$564.00
054	Library Charge (U)	District	1.00	23200.0000	\$232.00
068	Civil Defence Emergency Mgmt (U)	District	1.00	1442.0000	\$14.40
069	Refuse Uniform Charge (U)	District	1.00	2700.0000	\$27.00
070	Refuse-Wheelie Bin 240 Litres (U)	District	1.00	41500.0000	\$415.00
071	Urban Water Supply Rate (U)	Rolleston	1.00	26700.0000	\$267.00
090	Recreation Reserve Rate (U)	District	1.00	13300.0000	\$133.00
091	Community Centre Rate (U)	District	1.00	17500.0000	\$175.00
113	Uniform Annual General Charge (U)	District	1.00	27100.0000	\$271.00
123	General (C)	District	425000.00	0.0399	\$169.60
143	Passenger Transport Urban (U)	District	1.00	13706.0000	\$137.05
152	Works and Services (C)	District	425000.00	0.0010	\$4.15
214	Uniform Annual General Charge (U)	District	1.00	3671.0000	\$36.70
215	Water Race (Amenity) Rate (U)	District	1.00	4500.0000	\$45.00
297	Transport and Development (C)	Greater Christchurch	425000.00	0.0004	\$1.60
301	Refuse Recycling Rate (U)	District	1.00	8200.0000	\$82.00
318	Stormwater (U)	Rolleston	1.00	11300.0000	\$113.00
331	Swimming Pools (U)	Zone 1	1.00	16800.0000	\$168.00
352	Freshwater Management (C)	Selwyn-Waihora Water Zone	425000.00	0.0017	\$7.30
380	Canterbury Museum Levy (U)	District	1.00	3300.0000	\$33.00
	<b>Total</b>				<b>\$3,289.75</b>

### Rates Information

**Previous year's rates:** \$3,099.00

#### Current rating year

**Current year's rates:** \$3,289.75

#### Current year values

**Current rating valuation date:** 01/07/2018

**Land value:** \$160,000

**Improvements value:** \$265,000

**Capital value:** \$425,000

#### Current year's rates instalments



**Instalment 1:** \$822.45  
**Instalment 2:** \$822.45  
**Instalment 3:** \$822.45  
**Instalment 4:** \$822.40

### New rating valuations

**New rating valuation date:** 01/07/2018  
**New land value:** \$160,000  
**New improvements value:** \$265,000  
**New capital value:** \$425,000

### History

Year	Land value	Capital value	Annual rates
2020/2021	\$160,000	\$425,000	\$3,099.00
2019/2020	\$160,000	\$425,000	\$3,090.25
2018/2019	\$150,000	\$410,000	\$2,912.80
2017/2018	\$150,000	\$410,000	\$2,783.35
2016/2017	\$150,000	\$410,000	\$2,690.70
2015/2016	\$140,000	\$355,000	\$2,640.80
2014/2015	\$140,000	\$355,000	\$2,508.70
2013/2014	\$140,000	\$355,000	\$2,346.45
2012/2013	\$100,000	\$300,000	\$2,226.45
2011/2012	\$100,000	\$300,000	\$2,186.70





# EQC DOCUMENTATION 20A WILBUR CLOSE, ROLLESTON

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# **ADDITIONAL DOCUMENTATION 20A WILBUR CLOSE, ROLLESTON**

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## SELLING AGENT: MORGAN PERRY

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With well over a decade of business experience, Morgan understands what it takes to grow a brand from the ground up.

Having developed multiple businesses and charities, in industries including Health, Marketing and IT, Morgan has the ability to adjust his approach to suit the unified goal, with an unequivocal drive to succeed in anything he does.

Whilst Morgan loved the challenges of business he knew his true passion lay with sales. Having worked with some of Australasia's largest brands including British Petroleum, Mobil, Coles and Woolworths, Morgan understands the need to deliver, on time, every time, a high level of work to exceed expectations.

Morgan's goal in the Real Estate industry is to remove the stigma sometimes attached to Real Estate Salespeople, delivering an experience that is holistic, genuine and professional.

Listing with Morgan will get you a high-level negotiator, with years of business experience, who's prepared to 'go into bat' for you.

✓ 10 years of social media marketing.

✓ 15 years in sales.

✓ 12 years running businesses.

✓ An unwavering drive.

# \$1200

## REFERRAL REWARDS



REFER ME AN APPRAISAL; IF IT  
RESULTS IN A LISTING & SALE, EARN  
YOURSELF 12 ERNEST RUTHERFORD'S



# CONTACT ME TO MAKE AN OFFER

MORGAN@PROPERTYVENTURES.CO.NZ  
0274131640



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LICENSED REAA 2008

