

PROPERTY INFO PACK

**26 GRANTLEY STREET, NEW
BRIGHTON**

PREPARED BY MORGAN PERRY

OFFICE ROAD
REAL ESTATE

AGENT X (2021) LTD - LICENSED AGENT REAA (2008)

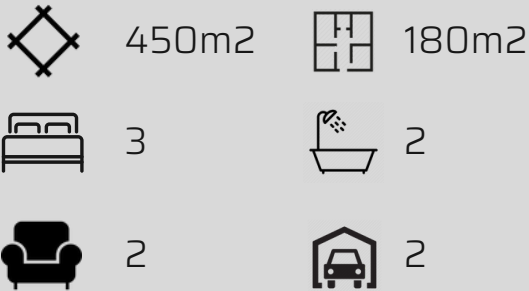


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26 GRANTLEY STREET, NEW BRIGHTON

RARE NEW BUILD WITHIN WALKING DISTANCE TO THE BEACH

FEATURES:



PROPERTY DETAILS:

Address: 26 Grantley Street, New Brighton
Legal Description: Awaiting Title
Property Type: House & Land
Sale by: Negotiation
Close To: Shops, Supermarket, Beach,
New Brighton Hot Pools

PROPERTY DESCRIPTION:

Come one, come all, to this beautifully positioned, north-facing, 180m², New Brighton, new build.

Situated on 450m² of easy-care freehold land, boasting 3 bedrooms, 2 bathrooms and set up for maximum indoor-outdoor entertaining, this family home is everything you'll need for a head start in life. Built with impeccable craftsmanship from a builder with over 30 years of experience in the industry, you can trust the finished product is second to none.

This is your opportunity to live within walking distance to the pier, local bars and restaurants, supermarkets and the newly built 'He Puna Taimoana' (New Brighton Hot Pools). Take advantage of the many sports played at Rawhiti Domain (rugby, softball, netball, cricket, athletics, tennis and golf), or whisk the lover down to New Brighton Beach for a 'fish n chipper' date!

Within walking distance to Rawhiti Primary, and in zone for Shirley Boys & Avonside Girls, your schooling opportunities are plentiful.

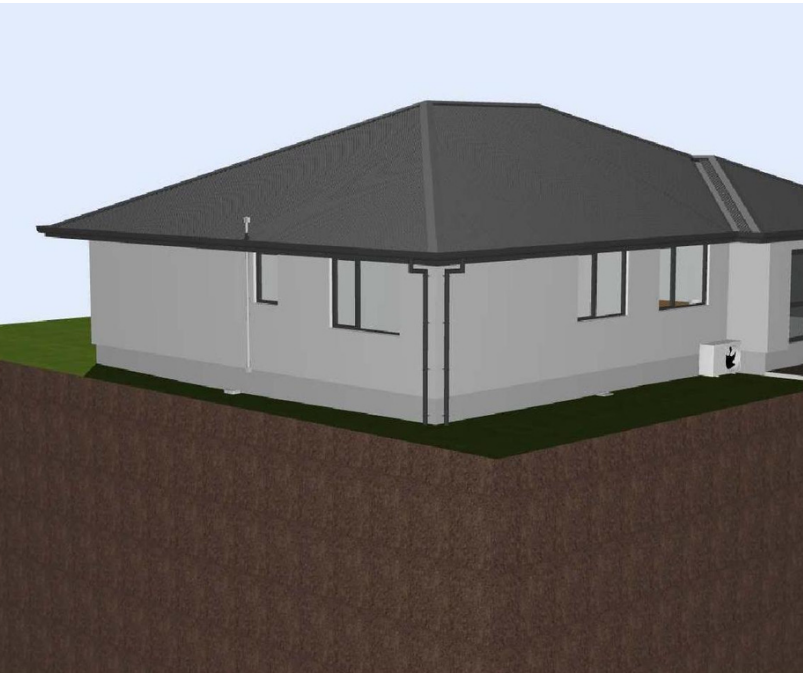
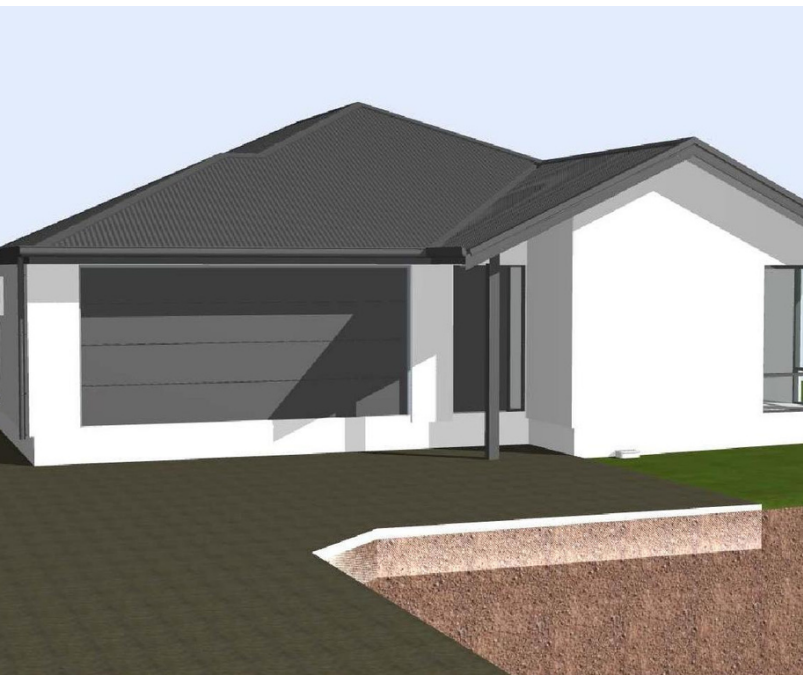
If you're looking for a new build, looking to upsize, or simply want to return to your roots, then get in touch today. This will sell in a hurry, so don't wait, get in touch today!

Sale type: By Negotiation

**Off the plans sale.

Please be aware that this information may have been sourced from RPNZ/ Property Guru/ Land Information New Zealand/ Local Council and we have not been able to verify the accuracy of the same. Refer to our Passing Over of Information Statement located in the footer menu of www.officeroad.co.nz

PROPERTY PHOTOGRAPHY



2.1km from 26 Grantley Street



2.1km from 26 Grantley Street

PROPERTY PHOTOGRAPHY



2km from 26 Grantley Street



900m from 26 Grantley Street

OPEN HOME DATES

1. Open Home One: N/A - off the plans

2. Open Home Two: N/A - off the plans

3. Open Home Three: N/A - off the plans

PRIVATE VIEWINGS

***Private viewings available upon request

CONTACT DETAILS

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OFFICE ROAD
REAL ESTATE





RENTAL APPRAISAL

26 GRANTLEY STREET, NEW BRIGHTON

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RENTAL APPRAISAL.

Date: 23 July 2021

Prepared for: Morgan Perry

Thank you for requesting a rental assessment for **26 Grantley Street, New Brighton.**

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 newly built three bedroom, two bathroom property to rent for between **\$500** 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
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M 0274 838 115
steven@assetmanagers.co.nz



Michelle Gledhill
Business Development Manager
DDI 03 371 0413
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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 thereof). 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

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SELLING AGENT: MORGAN PERRY

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

PASSING OVER OF INFORMATION

The attached material has been compiled by the collection of records, documents, or information which may have been supplied by third parties, the vendor or the vendor's agent. Accordingly, it is merely passing over the information as supplied to us.

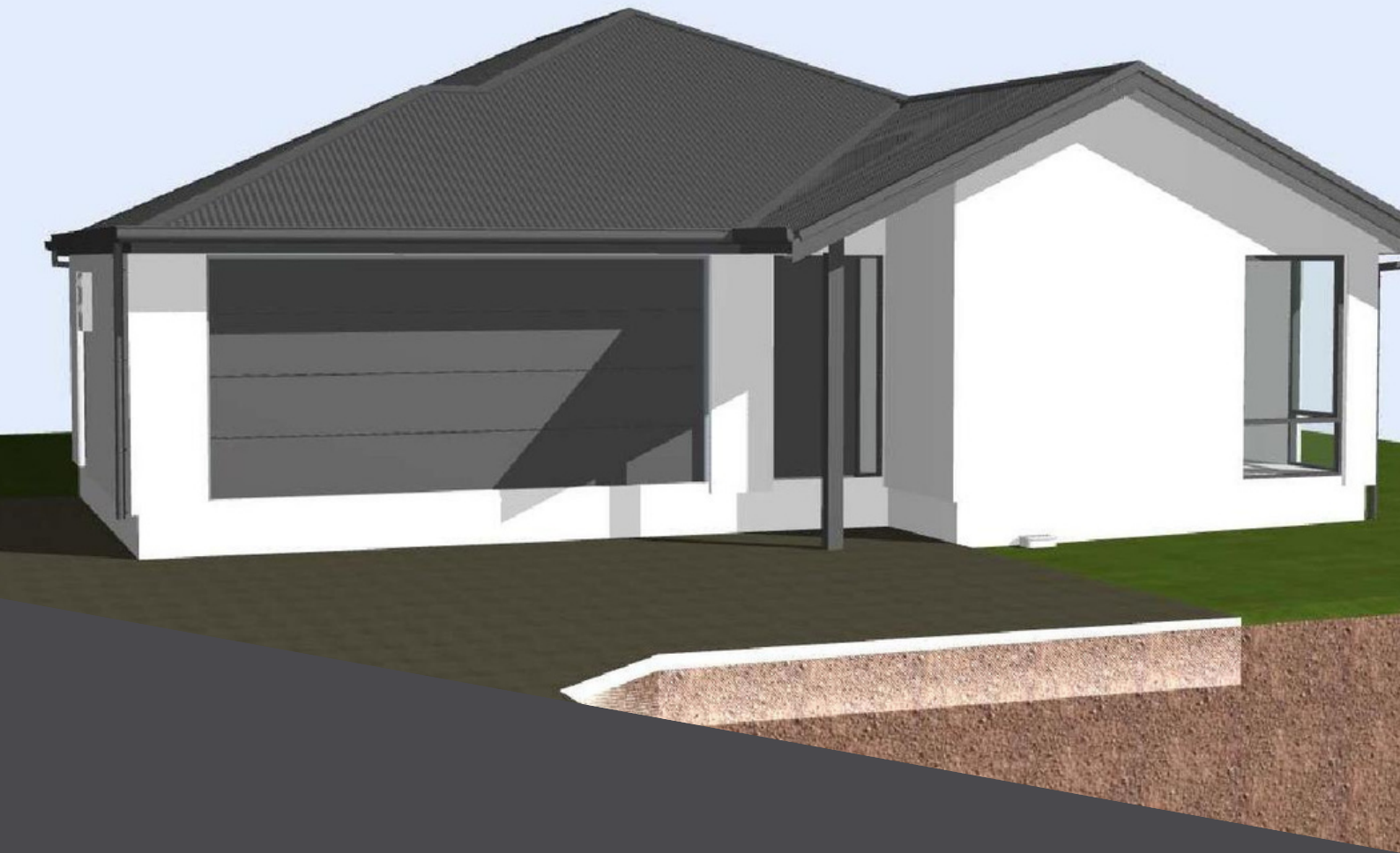
WARNING

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This material is provided to assist you with obtaining relevant information about the property, it is not intended that you rely solely on this information, and you should conduct your own investigation. This could be legal, technical or any other advice relating to the property or information on the property.

OBTAINING ADVICE

Office Road Real Estate Limited and its licensees recommend you seek legal advice before signing a sale and purchase agreement or other contractual documents. You should also be aware you can and may need to seek technical or other advice and information prior to signing a sale and purchase agreement or other contractual document.



CONTACT ME TO MAKE AN OFFER

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