



PROPERTY INFO PACK

31 VARDON CRESCENT, SHIRLEY

PREPARED BY MORGAN PERRY

OFFICE ROAD
REAL ESTATE

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



MORGAN
PERRY
RESIDENTIAL

31 VARDON CRESCENT, SHIRLEY

FAMILY OPPORTUNITY ON OLLIVIERS

FEATURES:



120m²



615m²



4



1



1



1

PROPERTY DETAILS:

Address: 31 Vardon Crescent, Shirley

Legal Description: Lot 55 DP 21794

Property Type: House

Sale by: Price by Negotiation

Close To: Reserve, The Palms, Beach

PROPERTY DESCRIPTION:

Calling all first home buyers, seasoned renovators and families, this one's for you!

Built in the 1960s and boasting 615m² of freehold land, this 4 bedroom, 1 bathroom family home is ready and waiting for the right kind of buyer to get 'stuck in' to renovation work; now or in the future, giving your own touch of style for years to come.

After a considerable term on Vardon Crescent, the vendors have decided it's time to let this gem go. Offering vacant possession, with flexible settlement terms, they are motivated and ready to hand the keys over for future memories to be made.

Boasting expansive double bedrooms, fitted with built-in wardrobes, gas heating, a large studio or workshop off the single garage, a sunny glassed-in porch and, something you don't often find; an above ground swimming pool; this home has a kind of charm you don't see often.

Take the time to settle in or renovate prior to your first summer dip! Your options really are plentiful!

This is your opportunity to live a 2 minutes drive away from Horseshoe Lake Reserve, Christchurch Golf Club, The Palms, and only a 10-minute drive to the New Brighton Pier.

In zone for Shirley Primary and Mairehau High School, rest assured you're covered in the schooling department.

Take an opportunity to 'walk the house' using our 3D walkthrough technology or visit me at the next open home.

Make this house your forever home today.

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



PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



OPEN HOME DATES

1. Open Home One: Check Trademe for available times
2. Open Home Two: Check Trademe for available times
3. Open Home Three: Check Trademe for available times
4. Open Home Four: Check Trademe for available times

PRIVATE VIEWINGS

***Private viewings available upon request

CONTACT DETAILS

P: 0274131640

E: MORGAN@OFFICEROAD.CO.NZ

W: MORGANPERRY.CO.NZ

W: OFFICEROAD.CO.NZ

W: MORGANPERRY.CO.NZ

OFFICE ROAD
REAL ESTATE





CERTIFICATE OF TITLE

31 VARDON CRESCENT, SHIRLEY

PREPARED BY MORGAN PERRY

OFFICE ROAD
REAL ESTATE

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



MORGAN
PERRY
RESIDENTIAL



**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 **CBA1/660**
Land Registration District **Canterbury**
Date Issued 04 September 1961

Prior References
CBA1/283

Estate Fee Simple
Area 615 square metres more or less
Legal Description Lot 55 Deposited Plan 21794

Registered Owners
Shawn Andrew Obery and Alexander George Neill as Executors

Interests
530595 Special Order imposing Building Line Restriction - 29.7.1960 at 2.35 pm
Fencing Provision in Lease 566519 - 30.11.1961 at 2.25 pm



RENTAL APPRAISAL

31 VARDON CRESCENT, SHIRLEY

PREPARED BY MORGAN PERRY

OFFICE ROAD
REAL ESTATE

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



MORGAN
PERRY
RESIDENTIAL

RENTAL APPRAISAL.

Date: 11 May 2022

Prepared for: Kate Strong

Thank you for requesting a rental assessment for **31 Vardon Crescent, Shirley.**

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 property to rent for between **\$480** and **\$520** 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
99.8% of homes were occupied

April 2022 statistics

Your Property Management Team



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



Jen Neil
Property Manager
DDI 03 371 0408
M 0274 838 119
jen@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

31 VARDON CRESCENT, SHIRLEY

PREPARED BY MORGAN PERRY

OFFICE ROAD
REAL ESTATE

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



MORGAN
PERRY
RESIDENTIAL

Rates and valuation search

Start typing the street number (not the unit number) and name in the search box to view rates and valuation details.

Tip: If you're having trouble finding a unit or flat, try the Alternative Search, or try entering the house number, street name and then unit number (e.g. 1 Main Road 34).

Property Information

Rates Details

For the Rating Year 1 July 2021 to 30 June 2022

Christchurch City Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
General Rate: Standard	Capital Value	390,000	0.315506	\$1,230.47
Uniform Annual General Charge	Per Unit	1	138.000000	\$138.00
Water Connected	Capital Value	390,000	0.071436	\$278.60
Land Drainage	Capital Value	390,000	0.041885	\$163.35
Sewerage	Capital Value	390,000	0.084700	\$330.33
Waste Minimisation	Per Unit	1	196.450000	\$196.45
Active Travel Rate	Per Unit	1	20.000000	\$20.00
Heritage(Cathedral)	Per Unit	1	6.520000	\$6.52
Heritage Targeted Rate	Capital Value	390,000	0.000077	\$0.30
Heritage Arts Centre	Capital Value	390,000	0.000205	\$0.80
Total for Christchurch City Council				\$2,364.82

Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	390,000	0.000351	\$1.37
WEC Class D	Capital Value	390,000	0.000518	\$2.02
General Rate	Capital Value	390,000	0.041199	\$160.68
Urban Transport:Chch	Capital Value	390,000	0.027709	\$108.07
WFPP Class A	Capital Value	390,000	0.000806	\$3.14
Rating Unit Annual Charge	Per Unit	1	36.710000	\$36.71
Air Quality	Capital Value	390,000	0.001214	\$4.73
Civil Defence UAGC	Per Unit	1	14.420000	\$14.42
GC Transport & Development	Capital Value	390,000	0.000398	\$1.55
Total for Canterbury Regional Council				\$332.69

TOTAL RATES

TOTAL RATES FOR 2021/2022 YEAR (GST inclusive) \$2,697.51

Receive your rates invoice by email

[Find out more](#)

[Expand all](#) | [Collapse all](#)

How your valuation is assessed



Objecting to your valuation



Changing your valuation



Due dates for instalments





**EQC, COUNCIL PROPERTY
FILES, ADDITIONAL
DOCUMENTATION.**

31 VARDON CRESCENT, SHIRLEY

PREPARED BY MORGAN PERRY

OFFICE ROAD
REAL ESTATE

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



**MORGAN
PERRY**
RESIDENTIAL

DOWNLOAD LINK

filefling.co.nz/property/31vardoncrest0



OFFICE ROAD
REAL ESTATE

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



MORGAN
PERRY
RESIDENTIAL



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

No responsibility for the accuracy of the materials whole or in any part is made by Office Road Real Estate Limited or any of the company's licensees, employees, or officers.

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

MORGAN@OFFICEROAD.CO.NZ
0274131640

OFFICE ROAD
REAL ESTATE

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



MORGAN
PERRY
RESIDENTIAL