



# PROPERTY INFO PACK

**4 CLARE STREET, RAVENSWOOD,  
WOODEND**

PREPARED BY MORGAN PERRY

OFFICE ROAD  
REAL ESTATE

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



MORGAN  
PERRY  
RESIDENTIAL

# 4 CLARE STREET, RAVENSWOOD, WOODEND

## FAMILIES: IMMEDIATE POSSESSION IN RAVENSWOOD

### FEATURES:



157m<sup>2</sup>



450m<sup>2</sup>



3



2



1



2

### PROPERTY DETAILS:

Address: 4 Clare Street, Ravenswood, Woodend

Legal Description: Lot 387 DP 567066

Property Type: House

Sale by: Price by Negotiation

Close To: Cafes, bars, supermarket

## PROPERTY DESCRIPTION:

Wanting a new build, but don't want to wait? Well, this one's for you!

This GJ Gardner 3 bedroom, 2 bathroom, 157m<sup>2</sup> brand new home is situated on 450m<sup>2</sup> of easy-care, low maintenance land.

The open plan living, dining and kitchen space was specifically designed to soak up the sunlight from morning through to evening. Complete with central recessed ceilings, dark oak vinyl plank flooring and a fresh white finish on all the walls. Large sliding doors positioned on both sides of the living area create a seamless indoor-outdoor flow, making entertaining for friends and family a breeze.

Our vendors have done the heavy lifting for you. Your bright new kitchen includes white engineered stone bench-tops, white melamine cabinetry and soft-close drawers, coupled with ambient LED lighting and a Westinghouse appliance package.

The spacious master is complete with a walk in wardrobe, ensuite and large windows to take advantage of the sun.

With ample storage, a separate laundry and a double garage, move in day will be stress free and full of excitement.

Most new builds come without the extras, but 4 Clare Street is a cut above the rest. Our vendors have taken care of the soft and hard landscaping, which includes the driveway, pathways and minimalist landscaping, allowing you to simply turn up, settle in and crack on with life.

Take the opportunity to snap this new build up as supply is virtually nil within Ravenswood, so don't hesitate.

Walk the pre-completion 3D walkthrough today or book a private viewing! This gem won't last long!

Ravenswood is just 25 kms north of Christchurch city and five minutes from the beach in Pegasus Bay. It is part of the Waimakariri District, one of New Zealand's fastest growing districts with a population of over 50,000 people. The district is home to approximately 5,800 businesses a number that has grown by 40% since 2000.

Ravenswood is a new residential community just half an hour north of Christchurch designed to offer family living at a fantastic price, with all the benefits of a thriving community.

Experience a semi-rural lifestyle fresh country air, open spaces, green areas, neighbouring walkways and nearby golf course and beaches with the convenience of a commercial centre within the community offering a supermarket, fuel station, and a wide range of retailers on your doorstep

Ravenswood is a fully master planned community with a total land area of 150ha. This includes 1,352 residential sections and plans for approximately 13 hectares of commercial land.



# PROPERTY PHOTOGRAPHY





# PROPERTY PHOTOGRAPHY





# PROPERTY PHOTOGRAPHY





# OPEN HOME DATES

1. Open Home One: [View Trademe](#)

2. Open Home Two: [View Trademe](#)

3. Open Home Three: [View Trademe](#)

4. Open Home Four: [View Trademe](#)

# PRIVATE VIEWINGS

\*\*\*Private viewings available upon request

## CONTACT DETAILS

**P: 0274131640**

**E: [MORGAN@OFFICEROAD.CO.NZ](mailto:MORGAN@OFFICEROAD.CO.NZ)**

**W: [MORGANPERRY.CO.NZ](http://MORGANPERRY.CO.NZ)**

**W: [OFFICEROAD.CO.NZ](http://OFFICEROAD.CO.NZ)**

**W: [MORGANPERRY.CO.NZ](http://MORGANPERRY.CO.NZ)**



OFFICE ROAD  
REAL ESTATE







# CERTIFICATE OF TITLE

## 4 CLARE STREET, RAVENSWOOD, WOODEND

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**



**Identifier** **1015527**  
**Land Registration District** **Canterbury**  
**Date Issued** 16 November 2021

**Prior References**  
997613

---

**Estate** Fee Simple  
**Area** 450 square metres more or less  
**Legal Description** Lot 387 Deposited Plan 567066

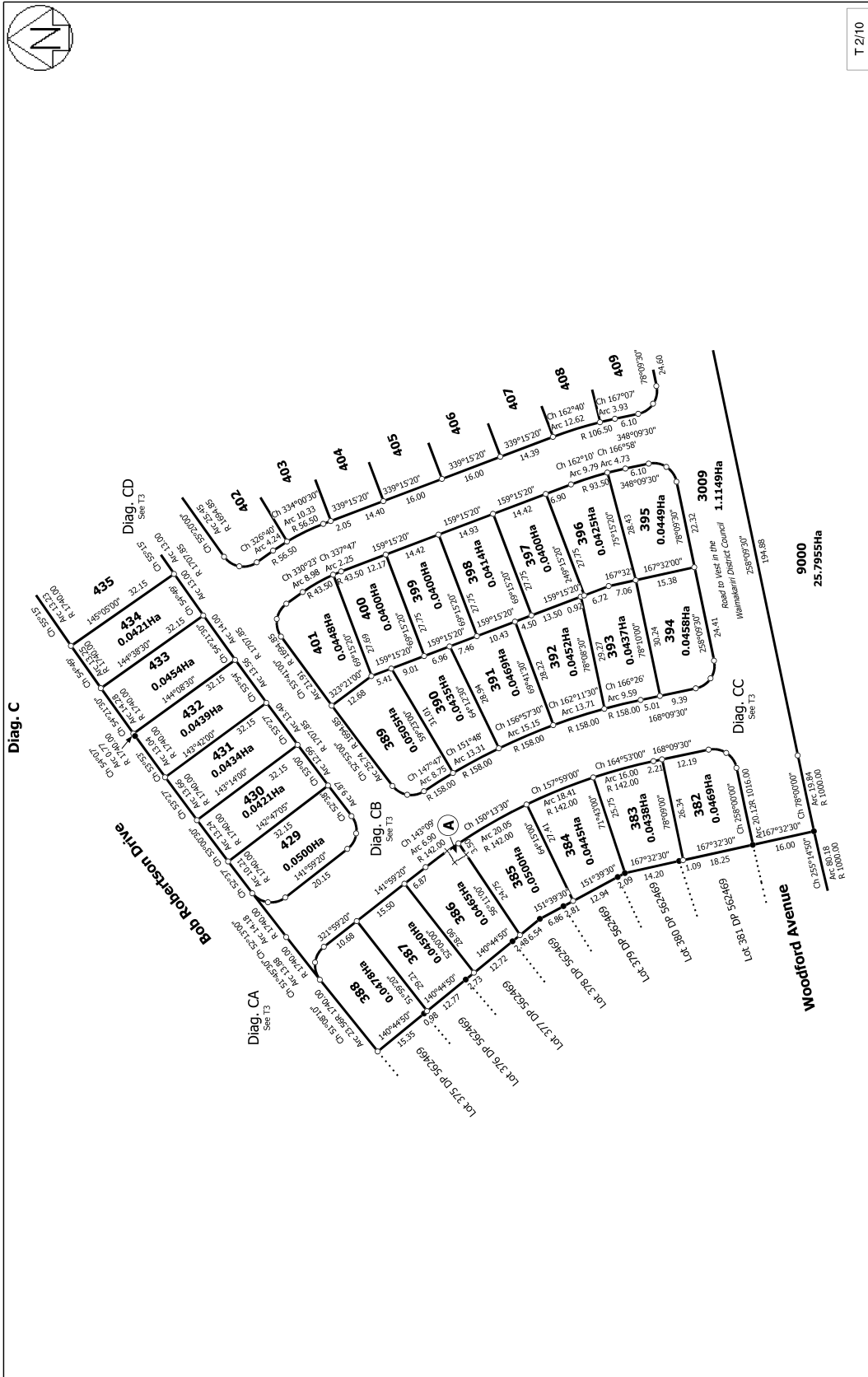
**Registered Owners**  
Bradley Douglas Feldwick and Jessica Kate Ferguson-Phillips

---

**Interests**

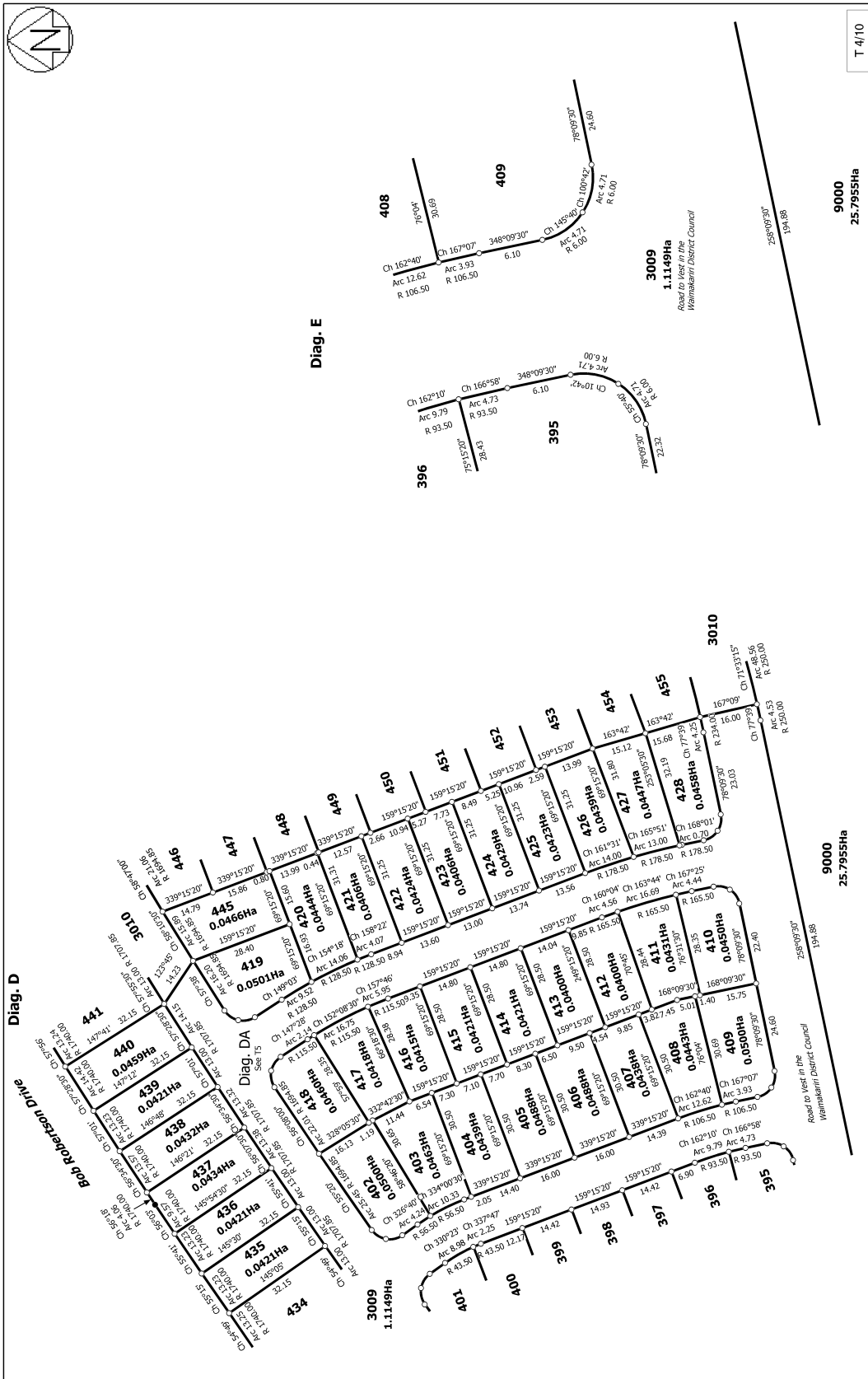
Land Covenant (in gross) in favour of Ravenswood Developments Limited created by Covenant Instrument 12259022.9 - 16.11.2021 at 5:02 pm  
Fencing Covenant in Transfer 12316398.3 - 15.2.2022 at 1:31 pm  
12316398.5 Mortgage to ASB Bank Limited - 15.2.2022 at 1:31 pm



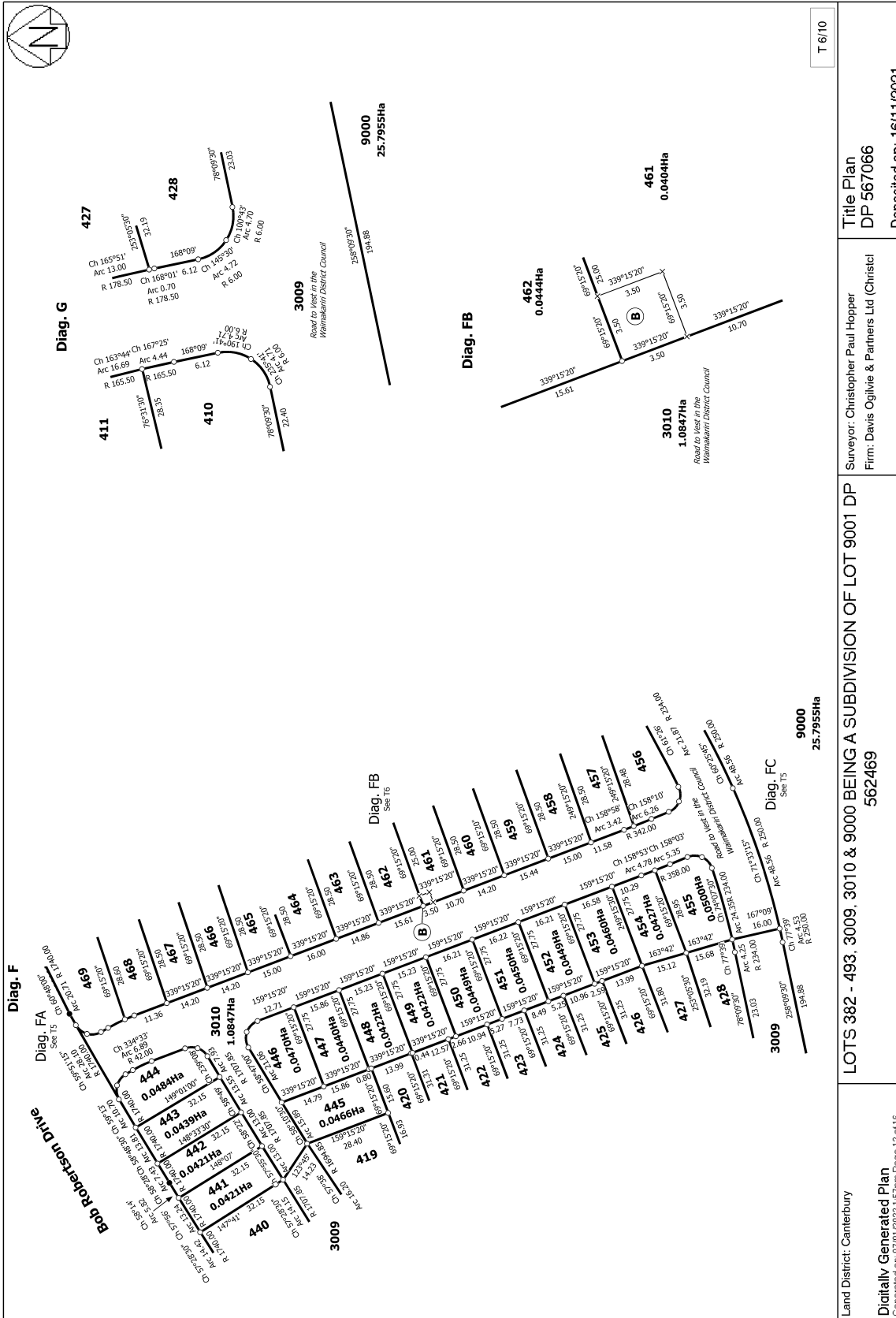


T 2/10

<p>Land District: Canterbury</p> <p>Digitally Generated Plan</p> <p>Generated on: 07/01/2022 11:57pm Page 8 of 16</p>	<p>LOTS 382 - 493, 3009, 3010 &amp; 9000 BEING A SUBDIVISION OF LOT 9001 DP 562469</p>	<p>Surveyor: Christopher Paul Hopper</p> <p>Firm: Davis O'giving &amp; Partners Ltd (Christchurch)</p>	<p>Title Plan DP 567066</p> <p>Deposited on: 16/11/2021</p>
---	--	--	---







T 6/10

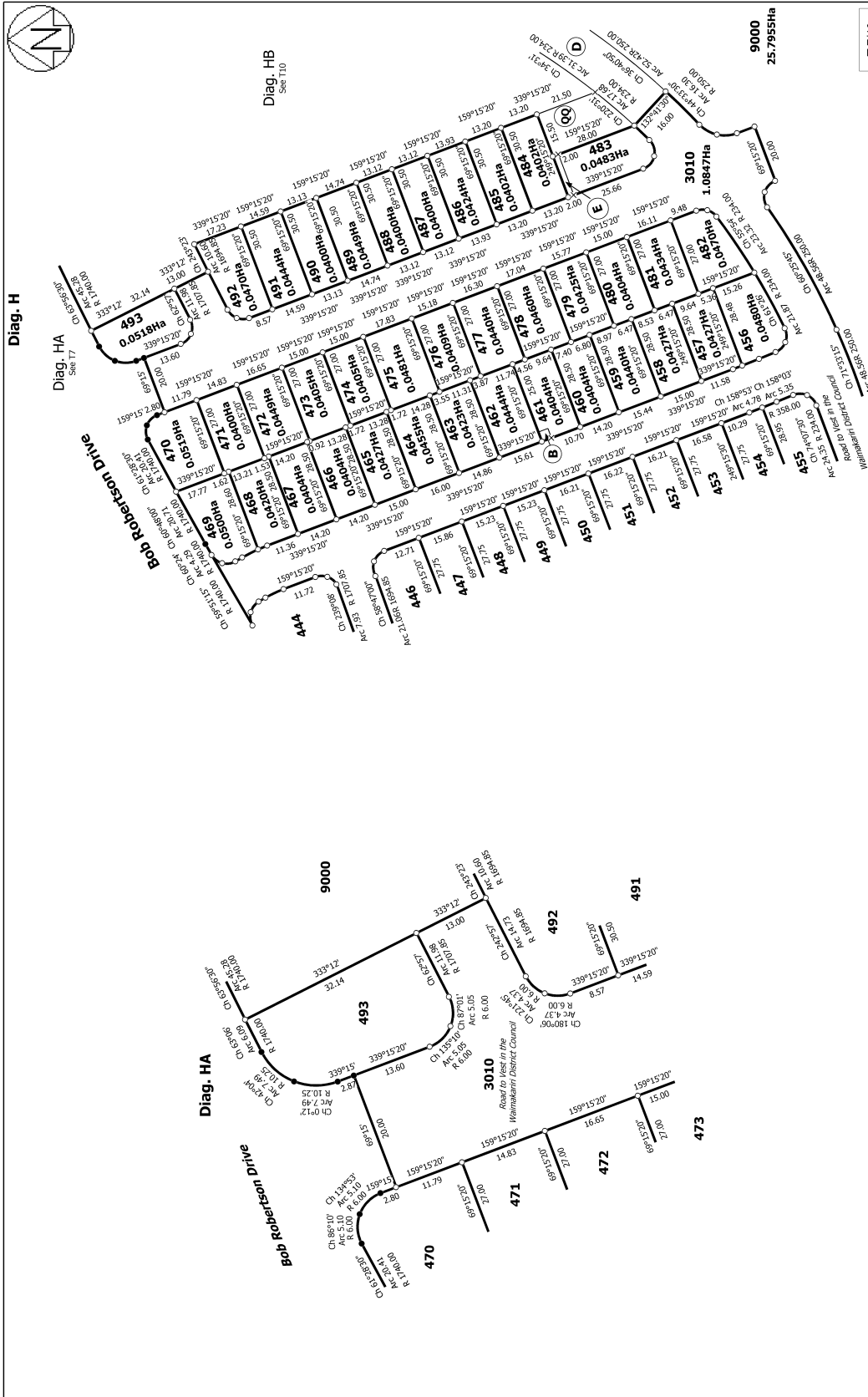
Land District: Canterbury

Digitally Generated Plan  
Generated on: 07/01/2022 11:51:pm Page 12 of 16

Surveyor: Christopher Paul Hopper  
Firm: Davis Ogilvie & Partners Ltd (Christcl)

LOTS 382 - 493, 3009, 3010 & 9000 BEING A SUBDIVISION OF LOT 9001 DP 562469

Title Plan  
DP 567066  
Deposited on: 16/11/2021



T 7/10

Land District: Canterbury  
 Digitally Generated Plan  
 Generated on: 07/01/2022 11:57pm Page: 13 of 16

Surveyor: Christopher Paul Hopper  
 Firm: Davis Ogilvie & Partners Ltd (Christcl)

LOTS 382 - 493, 3009, 3010 & 9000 BEING A SUBDIVISION OF LOT 9001 DP 562469

Title Plan  
 DP 567066  
 Deposited on: 16/11/2021







# RENTAL APPRAISAL

## 4 CLARE STREET, RAVENSWOOD, WOODEND

PREPARED BY MORGAN PERRY

OFFICE ROAD  
REAL ESTATE

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



MORGAN  
PERRY  
RESIDENTIAL



# RENTAL APPRAISAL.

**Date:** 22 June 2022

**Prepared for:** Kate Strong

Thank you for requesting a rental assessment for **4 Clare Street, Ravenswood**

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 **\$580** and **\$600** 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

May 2022 statistics

## Your Business Development Team



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



**Jen Neil**  
Business Development Manager  
M 0274 838 119  
jen@assetmanagers.co.nz



**Kelly Johnston**  
Business Development Manager  
M 0274 838 113  
kelly@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>



# RATES

## 4 CLARE STREET, RAVENSWOOD, WOODEND

PREPARED BY MORGAN PERRY

OFFICE ROAD  
REAL ESTATE

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



MORGAN  
PERRY  
RESIDENTIAL



## Rating Information Details

### Property Description

<b>Property ID:</b>	35084
<b>Valuation Number:</b>	2161500402
<b>Location:</b>	4 Clare Street WOODEND
<b>Legal Description:</b>	Lot 387 DP 567066
<b>Nature Of Improvements:</b>	

### Current Valuation

Date of Value	Value Type	Value
1/08/2019	Land Value	145000
1/08/2019	Capital Value	145000
1/08/2019	Improvement Val	0
1/08/2019	QV Land Area	0.045

Your results have been limited.

### Future Valuation

Date of Value	Value Type	Value
1/08/2019	Land Value	145000
1/08/2019	Capital Value	145000
1/08/2019	Improvement Val	0
1/08/2019	QV Land Area	0.045

Your results have been limited.

### Current Year Rates

Description(basis)	Factor	Rate	Amount
General Rate	145000	0.000526	\$76.27
Uniform Annual General Rate	1	135.00	\$135.00
Community Board Woodend - Sefton	145000	0.000014	\$2.03
Community Board Woodend - Sefton fixed	1	27.70	\$27.70
Drainage - Coastal-Urban	145000	0.0010787	\$156.41
Earthquake Recovery Rate	1	139.20	\$139.20
Parks & Reserves - Town Vacant	1	85.00	\$85.00
Roading fixed Rate	1	110.51	\$110.51
Roading Rate	145000	0.00066300	\$96.14
Water UV Treatment	1	7.75	\$7.75
Water - Woodend-Tuahiwi-Pegasus	1	416.50	\$416.50
General Rate	145000	0.00044337	\$64.29
Uniform Annual General Charge	1	46.10	\$46.10
Ashley Catchment Works U2	145000	0.00008235	\$11.94
Civil Defence	1	13.86	\$13.86
Greater ChCh Transport & Development	145000	0.00000420	\$0.61
Passenger Transport - Rural	1	24.89	\$24.89
Works & Services Rate	145000	0.00001013	\$1.47
Total			\$1,415.67

[Previous](#)



# ADDITIONAL DOCS

## 4 CLARE STREET, RAVENSWOOD, WOODEND

PREPARED BY MORGAN PERRY

OFFICE ROAD  
REAL ESTATE

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



MORGAN  
PERRY  
RESIDENTIAL

# ADDITIONAL DOWNLOAD LINK

[filefling.co.nz/property/4clarestreet0](https://filefling.co.nz/property/4clarestreet0)



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