

PROPERTY INFO PACK

**93 NORTHMOOR BOULEVARD,
ROLLESTON**

PREPARED BY MORGAN PERRY

OFFICE ROAD
REAL ESTATE

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



MORGAN
PERRY
RESIDENTIAL

93 NORTHMOOR BOULEVARD, ROLLESTON

TITLED AND NEAR COMPLETION - DON'T WAIT!

FEATURES:



193m²



711m²



4



2



2



2

PROPERTY DETAILS:

Address: 93 Northmoor Boulevard, Rolleston

Legal Description: Lot 41 DP 574327

Property Type: House

Sale by: Price by Negotiation

Close To: Cafes, bars, supermarket

PROPERTY DESCRIPTION:

Download the plans now: filefling.co.nz/property/93northmoorb0

Come one, come all to this near complete, beautiful 4 bedroom, 2 bathroom family home primely positioned on a very generous 711m² of freehold land.

93 Northmoor Boulevard's indicative 193m² floor plan offers modern open planned kitchen (including a walk-in pantry), dining and living areas beautifully positioned with indoor-outdoor entertaining at its forefront, with an additional sectioned-off second lounge for the more intimate occasions. With the ever-changing 'work from home' environment in mind, our vendors have future-proofed you with a complimentary study nook adequately positioned for optimal efficiency.

The bedroom wing of 93 Northmoor Boulevard includes 4 expansive double bedrooms all comprising built-in wardrobes and two bathrooms inclusive of the master bedroom which offers both a walk-in wardrobe and a fully tiled ensuite making your morning & evening routines as seamless as possible.

With useability and practicality at the forefront when designing this beautiful house it was a 'no brainer' for our vendor to compliment the open plan common areas with a combination of rich oak vinyl planking and high quality carpet making cleaning a breeze.

Outdoor access is readily available throughout, with bi-folding doors in the living room, along with sliding door access from the master bedroom, both leading out to concreted patio areas, enabling north-facing private entertaining year round.

Our vendors have spared no expense when it comes to chattels and your new home will be equipped with a kitchen and laundry chattel package second to none.

With a February target completion date, make 2023 the year you take your future to the next level.

Contact me for a private viewing today!

PROPERTY RENDERS/IMAGES



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

W: MORGANPERRY.CO.NZ

W: OFFICEROAD.CO.NZ

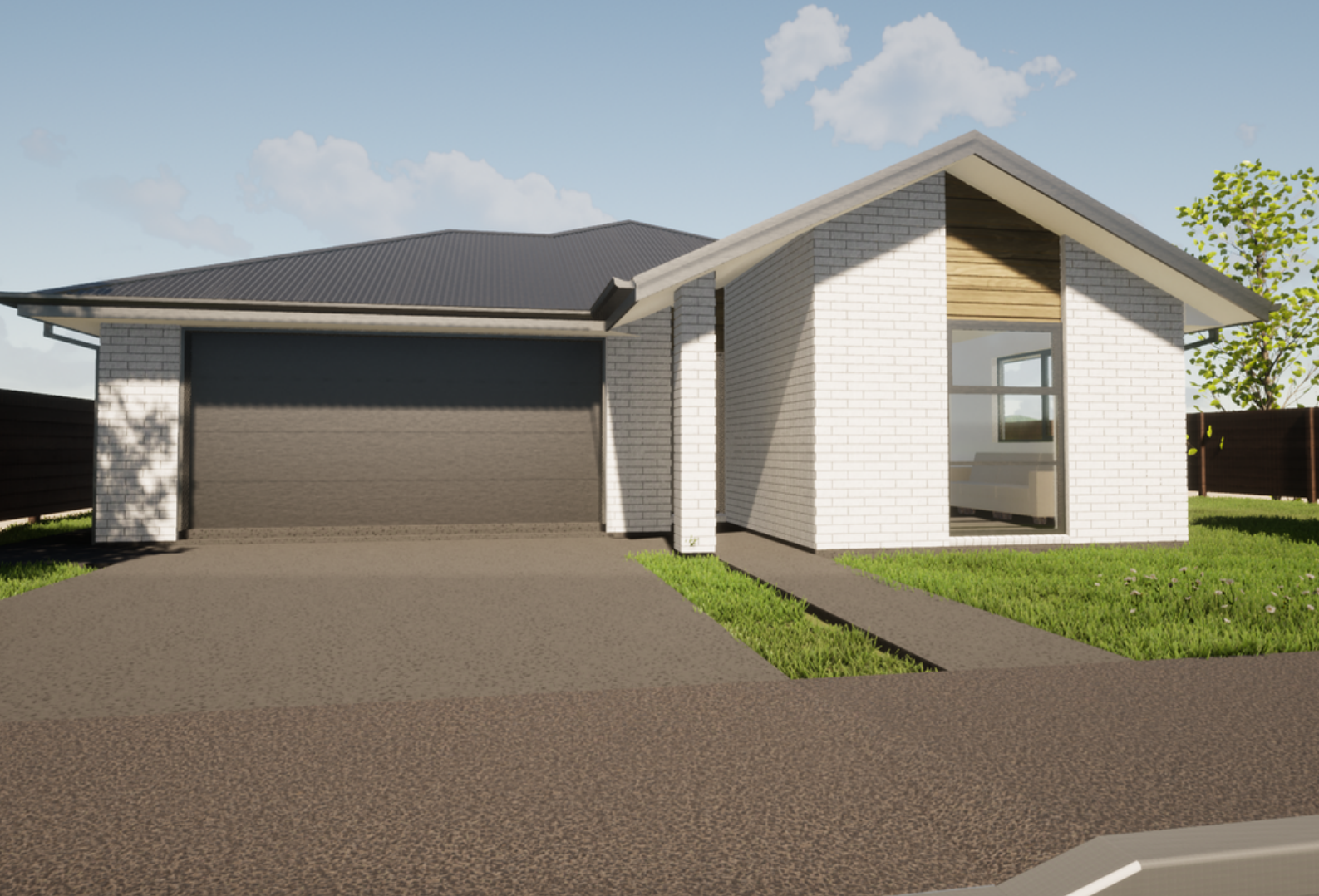
W: MORGANPERRY.CO.NZ



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SPECIFICATION SHEET

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COLOURS & SPECS

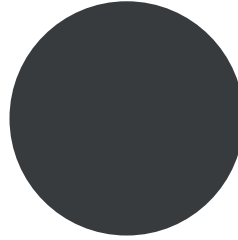
EXTERIOR



Cladding - Brick Veneer Sienna Arctic White - Midland



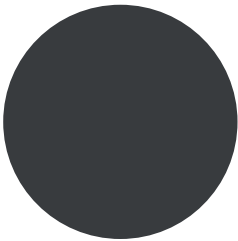
Cladding - Hardies Linea Weatherboard Windsor Grey



Roof - Longrun Corrugate - Windsor Grey



Patio - Concrete



Garage Door - Merlin Door Opener - Windsor Grey



Schlage Ease Smart Entry Lock

INTERIOR - GENERAL



Walls - 1/2 Marino Paint



Skirting, Ceiling & Doors - 1/2 Marino Paint



Vinyl Planking - Metropal Spotted Gum



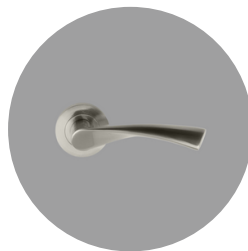
Carpet - Delta Airbourne



Heatpump - Daiken 6.8KW



LED Lights



Ergonomic Handles

INTERIOR - KITCHEN



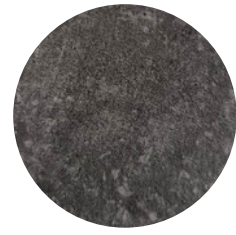
Cabinets -
Meltica MDF
(Snow Drift)



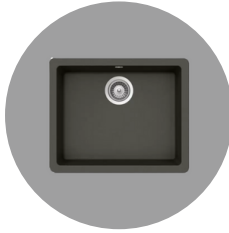
Upper Cupboards &
Front of Island
(Supreme Oak)



Bench Top -
Engineered Stone -
(Santorini)



Bench Top Pantry -
Laminex Granular
(Limestone)



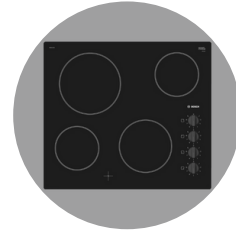
Unmounted 550mm
Sink (Asphalt Colour)



Greens Astrol 11
Pull Down Sink
Mixer



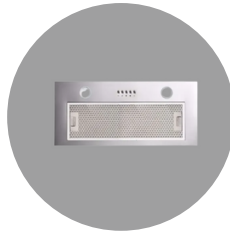
Bosch Built In Oven



Bosch 60cm
Ceramic Cooktop



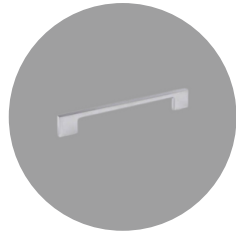
Insinkerator
.55HP Waste
Disposal



Applico Power
Pack -
Rangehood



Bosch Dishwasher



Cabinet Handles -
Silver

INTERIOR - BATHROOM



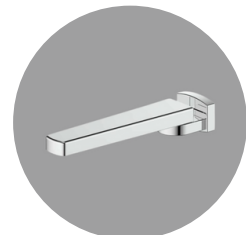
Floor Tiles & Bath
Cradle - Paris
Sandstone Grey



Tiles - Bath & Vanity
Splash Back - Paris
Black Mosaic Sandstone



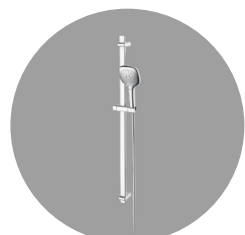
Matisse Bath



Greens Vantage
Swivel Bath Mixer



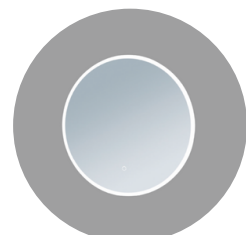
Valencia Elite
Square Corner
Shower



Greens Swept
Airflow Rail Head



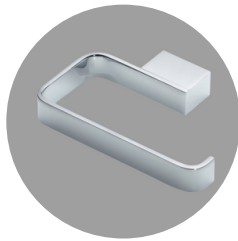
Citi 750mm 1
Drawer Vanity



Circular LED Mirror
750mm



Greens Basin Mixer - Chrome



Teka Toilet Roll Holder



7 Bar Heated Towel Rail



Cygnet Neu Toilet Suite



Serene Heater

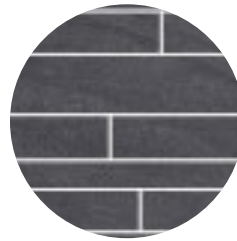
INTERIOR - ENSUITE



Shower Tiles - Paris Sandstone Grey**



Floor Tiles - Paris Sandstone Grey



Tiles - Shower Feature Wall & Above Vanity - Paris Black Mosaic Sandstone



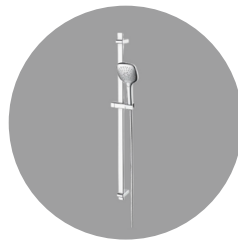
Citi 750mm 1 Drawer Vanity



Circular LED Mirror 750mm



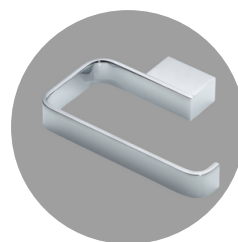
Greens Basin Mixer - Chrome



Greens Swept Airflow Rail Head



Cygnet Neu Toilet Suite



Teka Toilet Roll Holder



7 Bar Heated Towel Rail



Serene Heater

** Fully tiled paris sandstone grey shower with a paris black mosaic sandstone feature wall

INTERIOR - LAUNDRY



Tiles - Above Sink -
Paris Black Mosaic
Sandstone



Bench Top Laundry
- Laminex Granular
(Limestone)



Unmounted 550mm
Stainless Steel Sink



Greens Gooseneck
Sink Mixer



Bosch Dryer



Bosch Washing
Machine

*** Colours throughout may not exactly match



CERTIFICATE OF TITLE

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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**



Identifier **1049527**
Land Registration District **Canterbury**
Date Issued 26 May 2022

Prior References
977881

Estate Fee Simple
Area 711 square metres more or less
Legal Description Lot 41 Deposited Plan 574327

Registered Owners
Hughes Developments Limited

Interests

Subject to Section 8 Mining Act 1971

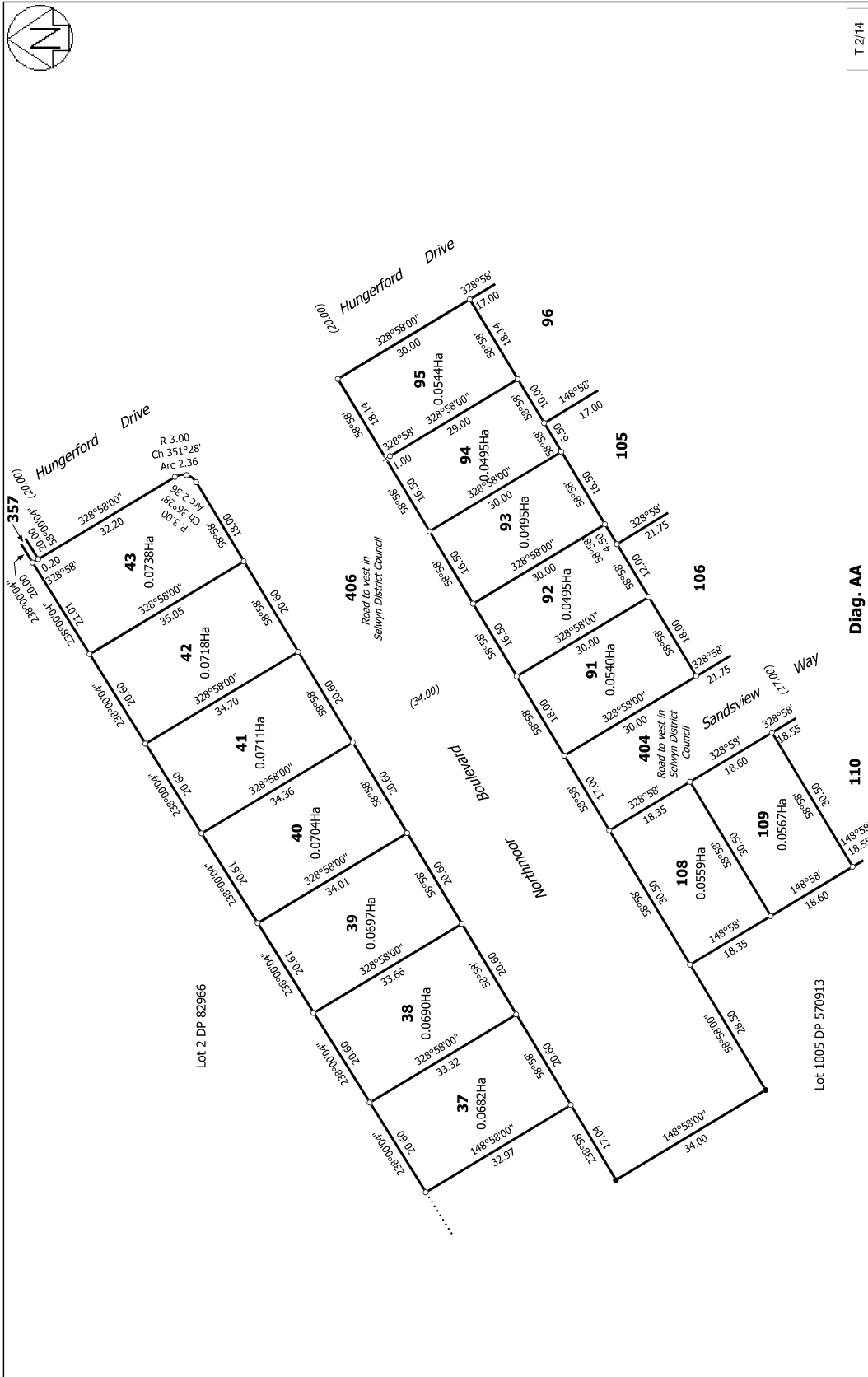
Subject to Section 168A Coal Mines Act 1979

12419755.8 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 26.5.2022 at 3:14 pm

12419755.13 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 26.5.2022 at 3:14 pm

Land Covenant (in gross) in favour of Selwyn District Council created by Covenant Instrument 12419755.19 - 26.5.2022 at 3:14 pm

Land Covenant in Covenant Instrument 12419755.22 - 26.5.2022 at 3:14 pm (limited as to duration)



T 2/14

Land District: Canterbury
 Digitally Generated Plan
 Generated on: 09/06/2022 2:24pm | Page 10 of 22

Surveyor: Kevin Martin Hayes
 Firm: Davie Lovell-Smith Ltd

Diag. AA
 Lots 37-57, 59-106, 108-117, 232-241, 243-258, 261-266, 275-286, 302-303, 352, 354, 357-359, 402-404 & 406 Being Subdivision of Lot 1001 DP 557037

Title Plan
 LT 574327
 Approved on: 9/06/2022



RENTAL APPRAISAL

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BIRDS NEST
property management



personalised property management

15/11/2022

APPRAISAL OF RENTAL VALUE

93 Northmoor Boulevard, Rolleston

Situated in Rolleston's newest sub division, a desirable area perfect for families and professionals.

This soon to be built large family home consists of four double bedrooms all with robes / walk in robe in the master , two luxurious tiled bathrooms /ensuite in the master bedroom. Open plan kitchen/dining/living flowing effortlessly onto the outdoor area maximising the use of the sun, an additional lounge/media room and also a study nook perfect for those that need a working space from home.

Boasting quality fixtures and fittings and comfort assured with full insulation, double glazing and heatpump.

Walking distance to Lemonwood Primary School and a short drive to Foster Park, Rolleston and the Selwyn Aquatic Centre.

The growing Rolleston township provides a multitude of amenities from cafes, restaurants, chemists, supermarkets , and also many reserves, walkways, parks and fitness options

An easy commute to the Airport and Christchurch CBD with the new motorway and many transport options

We believe for a 12 month fixed tenancy the property (unfurnished) will reach in the vicinity of...

\$650 per week

This rental appraisal is based on a variety of criteria including similar properties currently available, rental statistics for the area and our experience. Add and additional \$50 - \$100 per week if furnished to a high standard .

Current Comparable Listings : 156 Faringdon Boulevard, 4 bed 2 bath double garage \$650 per week

199 Faringdon Boulevard, 4 bed 2 bath double garage \$620 per week

497 East Maddisons Road, 4 bed 2 bath double garage \$650 per week

Birds Nest Property Management pride ourselves on our personalised and superior service to all owners and tenants. We offer a very competitive management fee @ 7.5%, which includes full management of your property; and we can guide you through making sure your property is up to date with current government regulations and compliance such as Healthy Homes.

Should you have any additional enquires to the above, or if we can assist you further in the management of this property, please don't hesitate to contact me.

Yours sincerely

Jennifer Bird PH: 027 512 6302 Director (NZ Skills Level 4 Qualified & REINZ accredited) Birds Nest Property Management



ADDITIONAL DOCS

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ADDITIONAL DOWNLOAD LINK

filefling.co.nz/property/93northmoorb0

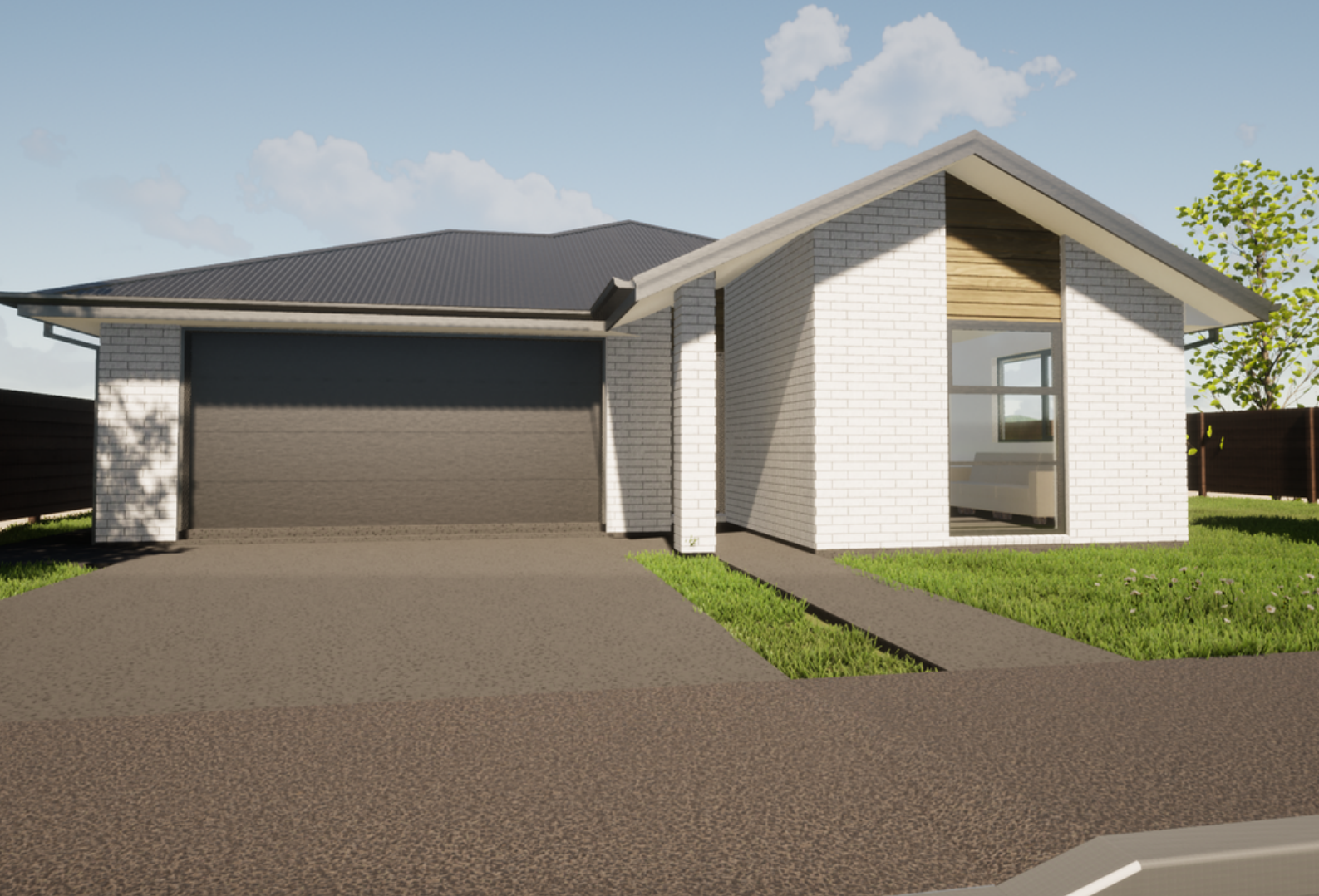


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SEPARATE OPPORTUNITY

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95 NORTHMOOR BOULEVARD, ROLLESTON

TITLED & READY TO BE BUILT!

FEATURES:



216m²



718m²



4



2



2



2

PROPERTY DETAILS:

Address: 95 Northmoor Boulevard, Rolleston

Legal Description: Lot 42 DP 574327

Property Type: House

Sale by: Price by Negotiation

Close To: Cafes, bars, supermarket

PROPERTY DESCRIPTION:

95 Northmoor Boulevard comprises 4 beds, 2 baths and is set on 718m² of freehold land. Titled and ready for construction, this indicative 216m² floor plan is uniquely designed for families to sprawl out, grow and reap the benefits of living in a new, warm, quiet home.

Contact me for a price*****

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



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

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CONTACT ME TO MAKE AN OFFER

MORGAN@OFFICEROAD.CO.NZ
0274131640

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