



PROPERTY INFO PACK

13 BAKER STREET, NEW BRIGHTON

PREPARED BY MORGAN PERRY

OFFICE ROAD
REAL ESTATE

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



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RESIDENTIAL

13 BAKER STREET, NEW BRIGHTON

NEW BEGINNINGS ON BAKER STREET

FEATURES:



101m²



582m²



3



1



1



1

PROPERTY DETAILS:

Address: 13 Baker Street, New Brighton

Legal Description: Lot 8 DP3357

Property Type: House

Sale by: By Negotiation

Close To: Beach, Golf Course, Hot Pools

PROPERTY DESCRIPTION:

An all-encompassing repair and wide-scale renovation have undoubtedly raised the standards at this conventional home in coastal New Brighton.

Reclad, replumbed, rewired and fully repainted, this property showcases Resene's Integra Facade System and is completely insulated, allowing you to reside in comfort from the get-go. Scope, however, does exist in the laundry and adjoining toilet, as well as outdoors, ensuring entry-level buyers can easily make their mark and add value to their investment.

The interior is a picture of neutral style and enjoys relatively new carpet that was laid less than a year ago. Both the kitchen and bathroom have received modern upgrades, while double glazing, a new hot water cylinder and mains water pressure are additional conveniences.

The home's sleeping quarters comprise three bedrooms, while the social centre is ideally open-plan and includes a spacious lounge that's kept cosy by a heat pump.

Outside, the grounds are manageable but spacious enough for pets and young ones to enjoy, with secure parking provided by a standalone single garage.

Download Property Files: <https://filefling.co.nz/property/13bakerstree0>

Situated in suburban New Brighton, you're just moments from Rawhiti Domain with its golf course, while the area's beach, hot pools, bars, restaurants, lively amenities and landmark pier are just a short drive up the road. Excellent in-zone schooling is also in the area, including Rawhiti Primary School, Shirley Boys' High School and Avonside Girls' High School.

This property presents an accessible opportunity for home buyers, and viewing shouldn't be delayed.

View the virtual tour, contact me for a private viewing or visit one of our open homes asap because this beauty won't last long!

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

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E: MORGAN@OFFICEROAD.CO.NZ

W: MORGANPERRY.CO.NZ

W: OFFICEROAD.CO.NZ

W: MORGANPERRY.CO.NZ



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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**




R.W. Muir
Registrar-General
of Land

Identifier CB482/109
Land Registration District Canterbury
Date Issued 12 October 1944

Prior References
CB284/90

Estate Fee Simple
Area 582 square metres more or less
Legal Description Lot 8 Deposited Plan 3357

Registered Owners
Vicki Lee Watson and Zak Jennings Watson

Interests

11088774.3 Mortgage to ANZ Bank New Zealand Limited - 26.4.2018 at 1:38 pm

Land Covenant (in gross) in favour of Earthquake Commission created by Covenant Instrument 12111369.1 - 13.5.2021 at 10:03 am



RENTAL APPRAISAL

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BIRDS NEST
property management



personalised property management

02/11/2022

APPRAISAL OF RENTAL VALUE

13 Baker Street, New Brighton, Christchurch

Situated in a desirable area perfect for families. Tastefully redecorated, light and bright with a neutral palette and colour scheme. Plenty of space and large easy care fully fenced section maximising the use of daylight.

The house provides 3 good sized bedrooms all with robes, a large family bathroom with bath and shower, separate toilet / laundry area. The modern kitchen flows through to a dining area and lounge providing warmth and comfort with a heat pump.

Live the best of both worlds being so close to the beach and nature yet only an easy 18 min commute to the CBD and 20 min to Christchurch Airport. There are a multitude of amenities nearby from cafes, supermarkets, reserves, forest walks, golf clubs and many options of transport.

Zoned for Rawhiti School

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

\$560 - \$580 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 : 160 Pine Ave, 3 bed 1 bath double garage \$600 per week

17 Howe Street, 3 bed 1 bath double garage \$580 per week

6 Casquet Lane, 3 bed 1 bath single garage \$590 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



COUNCIL RATES & FEES

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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 2022 to 30 June 2023

Christchurch City Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
General Rate: Standard	Capital Value	385,000	0.323296	\$1,244.69
Uniform Annual General Charg	Per Unit	1	145.000000	\$145.00
Water Connected	Capital Value	385,000	0.077659	\$298.99
Land Drainage	Capital Value	385,000	0.047244	\$181.89
Sewerage	Capital Value	385,000	0.091404	\$351.91
Waste Minimisation	Per Unit	1	189.500000	\$189.50
Active Travel Rate	Per Unit	1	20.000000	\$20.00
Heritage(Cathedral)	Per Unit	1	6.520000	\$6.52
Heritage Targeted Rate	Capital Value	385,000	0.000774	\$2.98
Heritage Arts Centre	Capital Value	385,000	0.000609	\$2.34
Total for Christchurch City Council				\$2,443.82

Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	385,000	0.000362	\$1.39
WEC Class D	Capital Value	385,000	0.000515	\$1.98
General Rate	Capital Value	385,000	0.045965	\$176.97
Urban Transport:Chch	Capital Value	385,000	0.037546	\$144.55
WFPP Class A	Capital Value	385,000	0.000807	\$3.11
Rating Unit Annual Charge	Per Unit	1	46.100000	\$46.10
Air Quality	Capital Value	385,000	0.001286	\$4.95
Civil Defence UAGC	Per Unit	1	13.860000	\$13.86
GC Transport & Development	Capital Value	385,000	0.000436	\$1.68
Total for Canterbury Regional Council				\$394.59

TOTAL RATES

TOTAL RATES FOR 2022/2023 YEAR (GST inclusive) \$2,838.41

Receive your rates invoice by email

[Find out more](#)

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

How your valuation is assessed





PROOF OF INSURANCE

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13 Baker Street
House insurance - Plus cover

Your policy number
P00000409286

Your cover renews on
4 April 2022

Certificate of Insurance

For your House

Your cover

House insurance - Plus cover

Insured	Zak Watson
Situation	13 Baker Street New Brighton Christchurch 8083
Period of insurance	4 April 2022 to 4 April 2023
Built	1950
Type of building	Weatherboard/plank cladding
Who lives there?	Owner occupied
Insured for replacement value	Up to the sum insured of \$522,500
Includes EQCover of	\$172,500
Floor area	Main building 100 square metres Garage or outbuilding 25 square metres
Discounts	Multi-policy discount No claims bonus discount
Interested party	ANZ Bank New Zealand Limited - listed as your Mortgagee

Your excess

Your excess is \$500

Additional excesses

A \$5,000 excess applies in place of the excess that would otherwise apply to claims for natural disaster damage to any driveway, path, fence, swimming or spa pool.

An additional excess of \$1000 applies to all claims if your house has been unoccupied for more than 60 days.



ADDITIONAL DOCUMENTS

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DOWNLOAD LINK

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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

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

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0274131640

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