

**Property
Info Pack**



Property Info Pack

**79 Northmoor Boulevard,
Rolleston**

OFFICE ROAD
REAL ESTATE

PROPERTY INFO PACK



182m²



600m²



3



2



1



2

PROPERTY DETAILS

ADDRESS:

79 Northmoor Boulevard, Rolleston

LEGAL DESCRIPTION:

Lot 34 DP 575515

PROPERTY TITLE TYPE:

Freehold

PROPERTY AGE

2023

PRICING:

Refer to Trademe for the latest price.

OPEN HOMES:

Refer to Trademe for open home times & dates

PRIVATE VIEWINGS:

Please contact Morgan - 0274131640

LISTING:

<http://tinyurl.com/yvfnpdfn>

3D VIRTUAL TOUR:

<http://tinyurl.com/yqalrhwc>

FULL DOCUMENTATION DOWNLOAD:

<https://filefling.co.nz/property/79northmoorb0>

PROPERTY DESCRIPTION

*****OVERSEAS VENDOR, URGENT SALE!!*****

Download Property Files: <https://filefling.co.nz/property/79northmoorb0>

Luxury, spaciousness, and contemporary liveability are at the forefront of design at this residence that delivers lifestyle excellence in Rolleston.

Refinement plays a prominent role throughout the home's 182m² footprint, sitting on 600m² of freehold land, with quality finishes offered by Fisher & Paykel appliances, an in-built water filtration system, undertile heating, woollen carpets and keyless access.

Designed by a chef with cooking excellence in mind, this entertainer's kitchen encompasses a butler's sink, walk-in pantry, TriStone benchtops and spacious 13m² approx. dimensions promising culinary ease.

Also found within the open-plan living zone is a dining area, lounge and study nook, with dual stacker doors promoting flawless access outdoors where easy-care grounds could easily be enhanced by personalised landscaping.

The master suite is replete with luxury and features an expansive walk-in wardrobe, and a substantial ensuite finished with a double bowl his and hers vanity and a tiled walk-in shower complete with a magnificent monsoon shower head. The remaining two double bedrooms are fitted with in-built wardrobes and share the fully appointed family bathroom with its standalone bathtub and tiled shower.

An internal access double garage with integrated laundry completes this superb package. Design excellence is truly at the forefront of 79 Northmoor Boulevard, waiting for new owners to move in and thrive.

Situated only 25 minutes from the Christchurch CBD, Rolleston is a town that continues to flourish. Home to a considerable array of cafes, bars and restaurants, including those at Rolleston Fields, there are also countless reserves, community amenities and excellent schooling options, making it an exceptional location to raise a family.

PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



PLEASE NOTE - THE GRASS HAS BEEN DIGITALLY ALTERED

Certificate
Of Title



Certificate

Of Title

OFFICE ROAD
REAL ESTATE



**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 **1056276**
Land Registration District **Canterbury**
Date Issued 23 June 2022

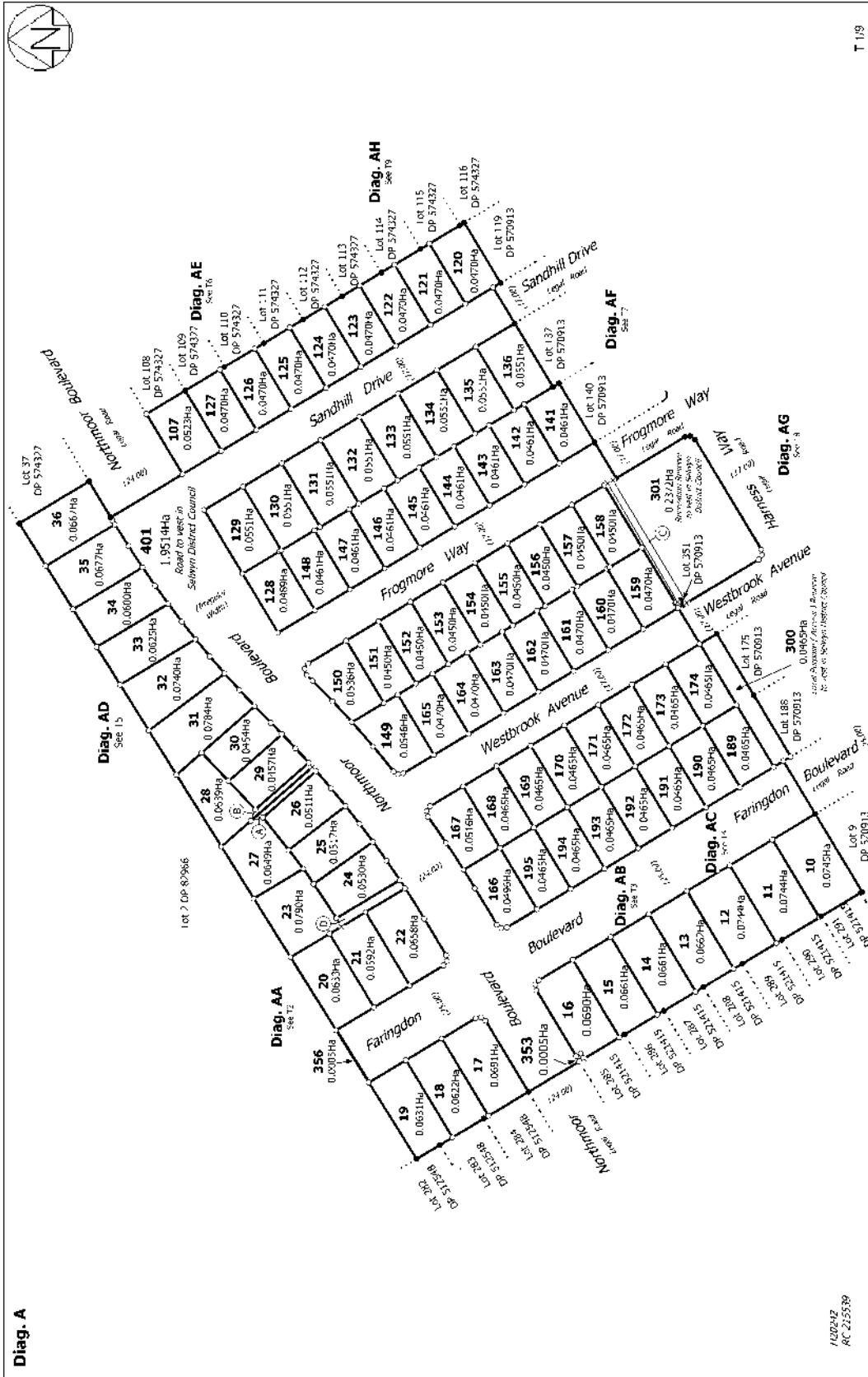
Prior References
1036636

Estate Fee Simple
Area 600 square metres more or less
Legal Description Lot 34 Deposited Plan 575515

Registered Owners
Geoffrey Carlyle Crabbe and Thao Thuy Phuong Ngo Nguyen

Interests

Subject to Section 8 Mining Act 1971 and Section 168A Coal Mines Act 1979
12458374.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.6.2022 at 2:39 pm
12458374.8 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.6.2022 at 2:39 pm
Land Covenant (in gross) in favour of Selwyn District Council created by Covenant Instrument 12458374.12 - 23.6.2022 at 2:39 pm
Land Covenant in Covenant Instrument 12458374.15 - 23.6.2022 at 2:39 pm (limited as to duration)
12520104.3 Mortgage to Bank of New Zealand - 2.8.2022 at 11:51 am



1/20242
RC 215529

T 19

Land District Canterbury
Digitally Generated Plan
Compliance with the Resource Management Act 1991

Lots 10-36, 107, 120-136, 141-174, 189-195, 300, 301, 353, 356 & 401 Being a subdivision of Lot 1005 DP 570913

Surveyor: Kaie Elizabeth McFatlone
Firm: Davie Lovell-Smith Ltd

Title Plan
LT 575515
Approved on: 11/07/2022

Rental
Appraisal



Rental

Appraisal

OFFICE ROAD
REAL ESTATE



BIRDS NEST

property management

Rental Assessment

Date: 20/12/2023

Property: 79 Northmoor Boulevard, Rolleston

Prepared for: Morgan Perry

Thank you for the opportunity to provide a rental assessment for this property. After viewing the plans for the property, we note the property consists of:

Key Rental Features:



- Brand new build 3 bedrooms all with robes, master with ensuite
- Allocated off street carpark and internal access garage
- Low maintenance and quality fixtures and fittings throughout
-

To provide a rental assessment we compare this property against current advertised properties, recently let properties, current rental statistics, and market feedback. We would expect to achieve a rental figure in the range of:

\$630 - \$650 per week

We would be more than willing to offer our service to help successfully rent the property to suitable tenants and continued day-to-day management. If you have any queries or require further information regarding Birds Nest Property Management service, please do not hesitate to contact me.

Kind regards,



Jen BIRD
Director

p. 027 512 6302

e. jen@birdsnestpm.co.nz

www.birdsnestpm.co.nz

- Experienced Property Manager
- Experienced Property Investor
- Level 4 Property Management Certificate

Free Healthy Homes Assessment for all new clients

Please note: This assessment is valid for 60 days from the date of this assessment. 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. 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 therefore).

REINZ ACCREDITED RESIDENTIAL PROPERTY MANAGER MEMBER



"We engaged Birds Nest to manage a new build rental property. Jen provided invaluable advice about the things we needed to do to get it ready to be rented. Jen has made everything very easy and stress free as a property owner which we have really appreciated."

John. P, July 2023

2D
Floor Plan



2D

Floor Plan

**Additional
Documentation Link**



Additional

Documentation Link

OFFICE ROAD
REAL ESTATE

ADDITIONAL DOCUMENTATION LINK

The following link will contain all documentation related to the property which may include (but not always):

- Listed land use register (LLUR)
- Flood management area (FMA)
- Land information memorandum (LIM)
- Council property files
- Council rates & fees
- Certificate of title
- Building inspection report
- Proof of insurance
- EQC documentation
- Rental appraisal
- 2D floor plan
- Any other documents the agent deems necessary

DOCUMENTATION LINK:

<https://filefling.co.nz/property/79northmoorb0>

ABOUT ME



15 YEARS IN SALES.



15 YEARS RUNNING
BUSINESSES



55+ 5 STAR
REVIEWS

MY STORY

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.

Kind regards,



Morgan Perry
Licensed Salesperson
Office Road Real Estate



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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 documents.

\$1200

REFERRAL REWARD



REFER ME AN APPRAISAL; IF IT RESULTS
IN A LISTING & SALE, EARN YOURSELF 12
ERNEST RUTHERFORD'S

MORGAN@OFFICEROAD.CO.NZ | 0274131640

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PERRY**
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