



**Property
Info Pack**



Property Info Pack

7 Wate Way, Rolleston

OFFICE ROAD
REAL ESTATE

PROPERTY INFO PACK



186m²



476m²



4



2



1



2

PROPERTY DETAILS

ADDRESS:

7 Wate Way, Rolleston, Selwyn

LEGAL DESCRIPTION:

Lot 459 DP 581496

RATEABLE VALUE:

N/A

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 me for a private viewing - 0274131640

LISTING:

<https://tinyurl.com/2ca6rflf>

3D VIRTUAL TOUR:

<https://tinyurl.com/2brx46m4>

FULL DOCUMENTATION DOWNLOAD:

<https://filefling.co.nz/property/7wateway00000>

PROPERTY DESCRIPTION

NOW COMPLETE!!! MOVE ON IN!

Download Property Files: <https://filefling.co.nz/property/7wateway00000>

Designed for ultimate liveability and low-maintenance living, this property presents an exceptionally easy-care lifestyle in Stage 6 of Faringdon.

Ensuring upkeep is to a minimum, the exterior blends Hardies Linea Weatherboard with a Rockcote Integra Cavity System, while keyless entry adds another layer of modern refinement.

Vinyl planking furnishes the kitchen, lounge and dining area, making it incredibly easy care for families, while high-end finishes are exhibited in the fully tiled master ensuite and chef's kitchen, which includes Bosch appliances, an engineered stone island and a walk-in pantry.

The open-plan living and dining zone exhibit a stylish boxed ceiling, along with flawless access out to the expansive Kwila deck, making everyday entertaining a complete breeze.

Featuring four double bedrooms along with two bathrooms, the master is a beautifully appointed retreat, finished with a walk-in wardrobe, ensuite and outdoor access, while a family-sized bathroom attends to the rest of the household.

The 186m² layout incorporates LED lighting, a heat pump for comfort, a laundry space, attic storage and an internal access garage for secure parking.

Covering 476m², the easy-care grounds are complete with hard and soft landscaping, leaving you free to enjoy the gardens or allowing you to personalise the area as you see fit.

With Faringdon's South Point retail complex offering local convenience, you'll also have Rolleston's wider amenities at your fingertips including the new Rolleston Fields precinct which is loaded with eateries and amenities.

View the 3D tour, organise a private viewing or attend an open home today. This gem won't be on the market for long, so act fast and secure your dream home now!

Download Property Files: <https://filefling.co.nz/property/7wateway00000>

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



PROPERTY PHOTOGRAPHY



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 **1085481**
Land Registration District **Canterbury**
Date Issued 15 November 2022

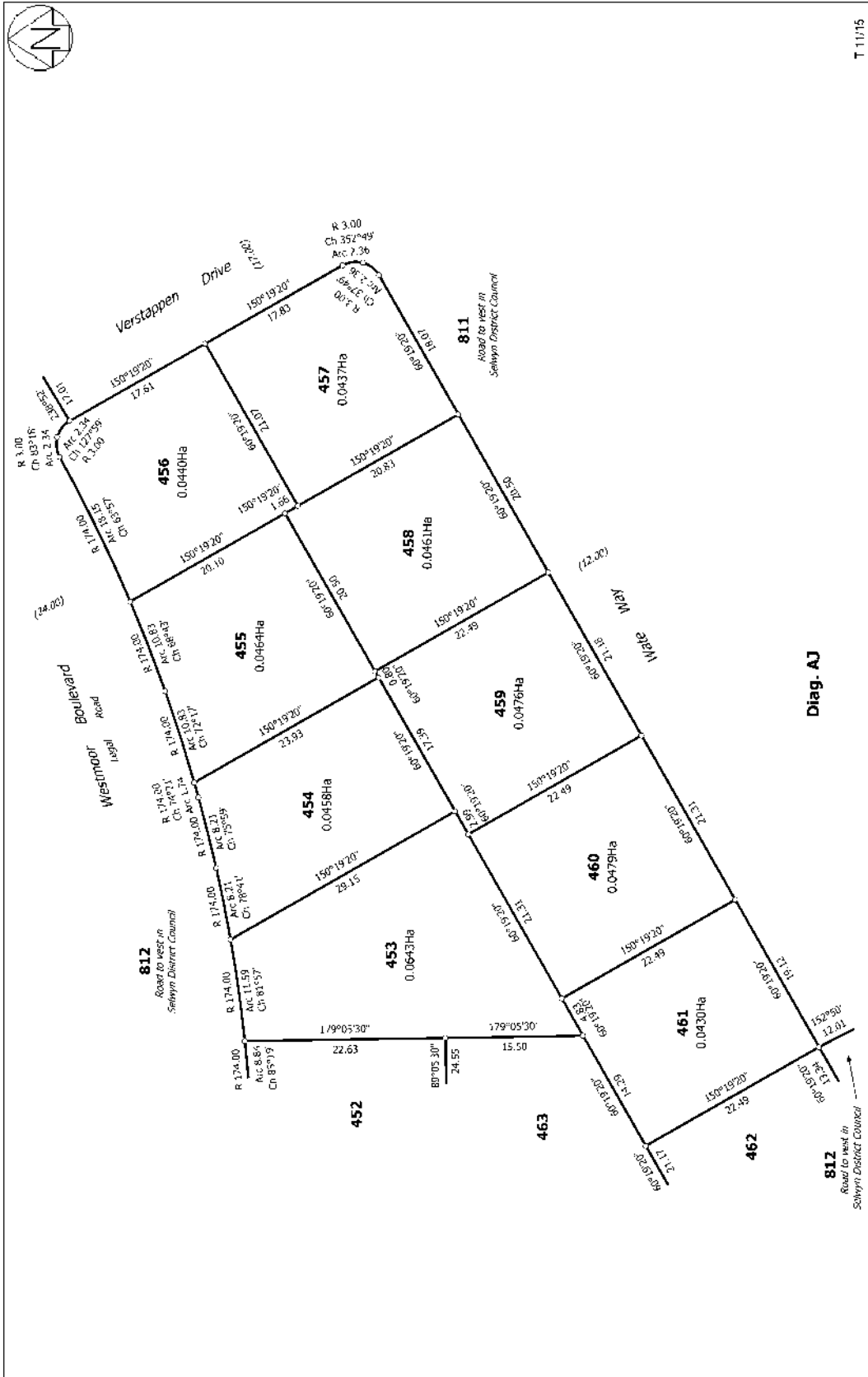
Prior References
1068848

Estate Fee Simple
Area 476 square metres more or less
Legal Description Lot 459 Deposited Plan 581496

Registered Owners
Home & Castle Developments Limited

Interests

Subject to Part IV A Conservation Act 1987
12566356.11 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 15.11.2022 at 9:20 am
12566356.14 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 15.11.2022 at 9:20 am
Land Covenant in Covenant Instrument 12566356.20 - 15.11.2022 at 9:20 am (Limited as to duration)
12778673.1 Mortgage to Christchurch Football Club World Company Limited - 21.7.2023 at 2:12 pm



<p>Land District: Canterbury Digitally Generated Plan Generated on: 11/12/2022 08:51:18 AM UTC</p>	<p>Lots 421-447, 452-490, 505-524, 703-704, 811-813 & 916 Being Subdivision of Lots 2005 & 2006 DP 578032</p>	<p>Surveyor: Kaie Elizabeth McFatlane Firm: Davie Lutwell-Smith Ltd</p>	<p>Title Plan LT 581496 Approved on: 1/12/2022</p>
--	--	--	--

Rental
Appraisal



Rental

Appraisal

OFFICE ROAD
REAL ESTATE



BIRDS NEST
property management



personalised property management

31/07/2023

APPRAISAL OF RENTAL VALUE

7 Wate Way, Rolleston, Selwyn

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

This large family home consists of four double bedrooms all with robes / walk in robe in the master , two luxurious bathrooms /ensuite in the master bedroom and a separate toilet. Open plan kitchen/dining/living flowing effortlessly onto the outdoor area maximising the use of the sun.

Plenty of storage with an additional butlers pantry making the kitchen area perfect to entertain.

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 town centre 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 :

- 38 Nethercote Way, 4 bed 2 bath dbl garage \$650 per week
- 14 Lomu Way, 4 bed 2 bath dble garage \$650 per week
- 2 Wulfstan Lane, 4 bed 2 bath dble garage \$650 per week
- 15 Hurley Drive, 4 bed 2 bath dble garage \$650 per week

Birds Nest Property Management pride ourselves on our personalised and superior service to all owners and tenants. We offer very competitive management fees starting from 7.5%. Should you have any additional enquires to the above, or if we can assist you further in the management of this property or give advise on meeting the laws on the Healthy Homes, 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
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/7wateway00000>

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



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 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

Property Estimates Delivered Instantly



www.instantestimate.co.nz



**MORGAN
PERRY**
RESIDENTIAL

OFFICE ROAD
REAL ESTATE

A proud member of AGENT X (2021) LTD - Licensed Agent REAA (2008).

This document is confidential and may not be distributed, copied or used without the prior consent of Office Road Real Estate Limited. We do not accept liability of any actions, decisions, or outcomes as a result of any advice given within this document. We recommend seeking legal and/or technical advice prior to entering into any agreement for sale & purchase.

