

**Property
Info Pack**



Property Info Pack

4/54 Linwood Avenue, Linwood

OFFICE ROAD
REAL ESTATE

PROPERTY INFO PACK



80m²



n/a



2



1



1



1

PROPERTY DETAILS

ADDRESS:

4/54 Linwood Avenue, Linwood 8011

LEGAL DESCRIPTION:

Flat 4 DP 30188 & Garage 4 & Coal Box with Flat 4 DP 30188

RATEABLE VALUE:

\$390,000

PROPERTY TYPE:

Unit

CLOSE BY:

10 minutes to city centre, 5 minutes to Eastgate

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/2gy4pp7k>

3D VIRTUAL TOUR:

<https://tinyurl.com/2m2bxqw5>

FULL DOCUMENTATION DOWNLOAD:

<https://filefling.co.nz/property/4-54linwooda0>

PROPERTY DESCRIPTION

UNBELIEVABLE AFFORDABILITY

This city-fringe unit presents an excellent opportunity for both first-home buyers and investors, offering a cost-effective option to climb onto the property ladder. Tucked away from the roadside in a peaceful back unit, this property features a well-proportioned 80m² layout with a single-car garage, making it highly practical.

The two generously proportioned bedrooms come complete with built-in wardrobes, providing ample space for your belongings. This property offers plenty of potential for refurbishment, allowing for the addition of value and customisation.

The cleverly arranged kitchen and lounge areas seamlessly flow together, offering the flexibility to use the spaces separately or in unison. This functional design is enhanced by a glass slider, which creates a natural transition between the two areas.

In addition, the property features a high wall heat pump, providing comfortable heating during winter and cooling relief during the summer months.

The easy-care outdoor space includes an established planting border for privacy and a convenient clothesline area.

Located just a few minutes away from the four avenues, this property provides easy access to the inner city, while suburban amenities at Eastgate are also conveniently close.

The vendor is highly motivated to sell, creating an exceptionally attainable opportunity for buyers. This property's attractive price point is sure to attract significant interest, so contact me for more information today.

Download Property Files: <https://filefling.co.nz/property/4-54linwooda0>

View the 3D walkthrough, watch the property video, attend an open home or contact me for a private viewing today!

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

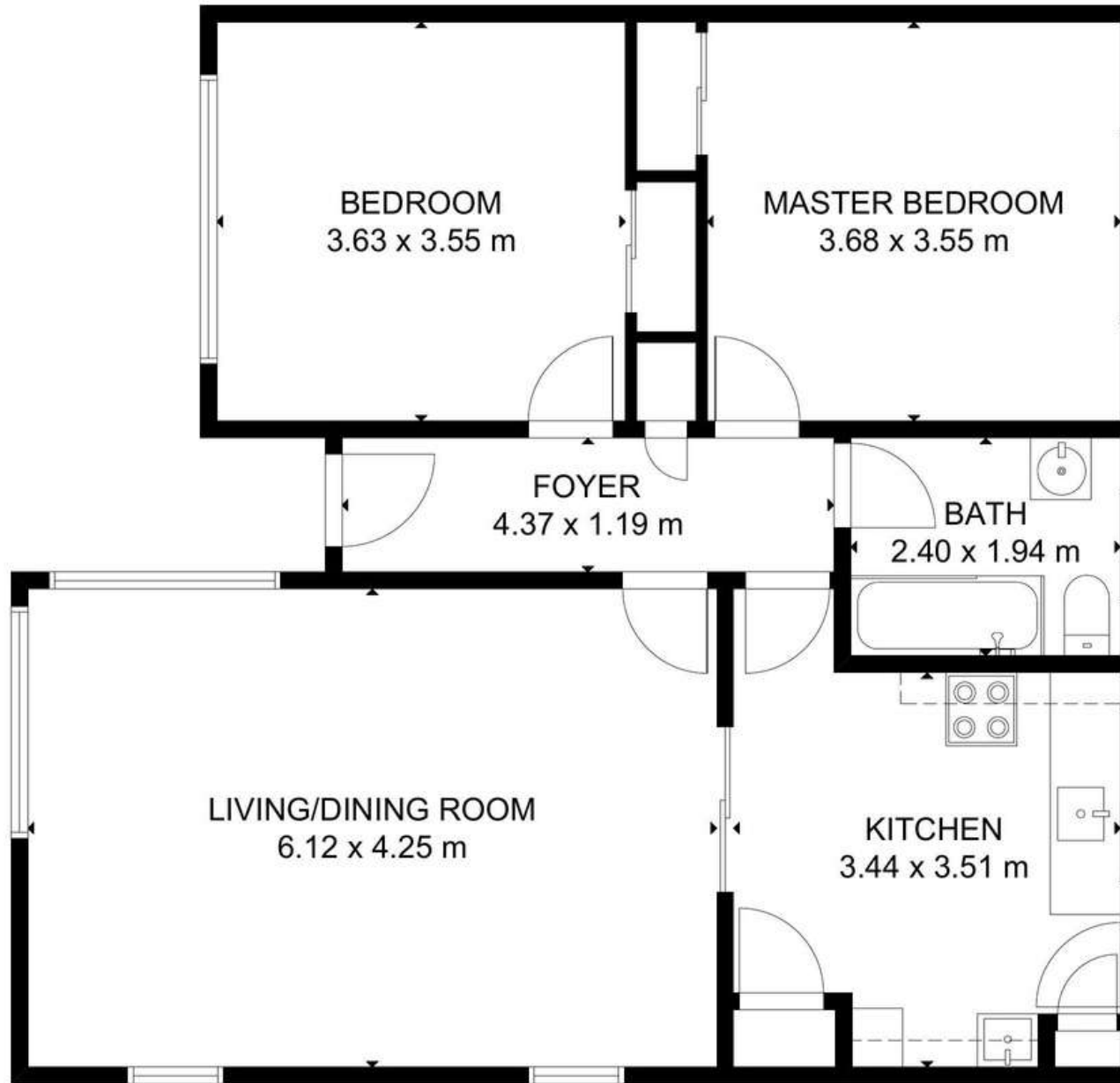


2D
Floor Plan



2D

Floor Plan



4/54 LINWOOD AVE, LINWOOD, CHRISTCHURCH TOTAL APPROX FLOOR AREA = 80M2

WHILST EVER ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION OR MISSTATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER.

Certificate
Of Title



Certificate

Of Title

OFFICE ROAD
REAL ESTATE



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE**

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




R.W. Muir
Registrar-General
of Land

Identifier **CB12B/1292**
Land Registration District **Canterbury**
Date Issued 21 February 1973

Prior References
CB143/169 CB156/225

Estate Fee Simple - 1/4 share
Area 1239 square metres more or less
Legal Description Lot 27 and Part Lot 23 Deposited Plan 871
Registered Owners
Christopher Stephen Reddell

Estate	Leasehold	Instrument	L 899198
		Term	999 years from 1/1/1973
Legal Description	Flat 4 Deposited Plan 30188 and Garage 4 and Coal box with Flat 4 Deposited Plan 30188		

Registered Owners
Christopher Stephen Reddell

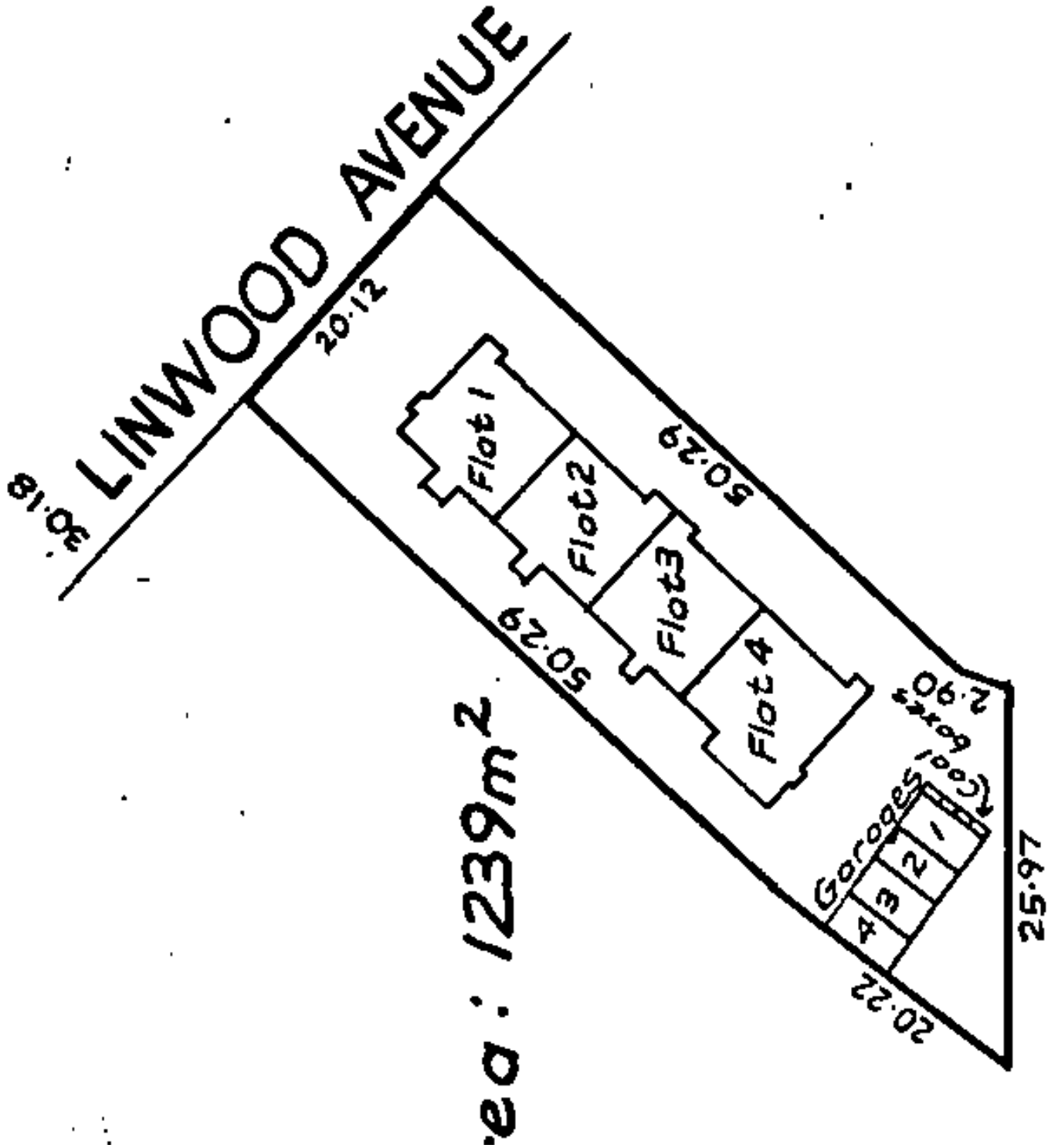
Interests

899197 Lease of Flat 3, Garage 3 with Coal box with Flat 3 DP 30188 Term 999 years from 1/1/1973 Composite CT
CB12B/1291 issued (affects fee simple)

899195 Lease of Flat 1, Garage 1 with Coal box with Flat 1 DP 30188 Term 999 years from 1/1/1973 Composite CT
CB12B/1289 issued (affects fee simple)

899196 Lease of Flat 2, Garage 2 with Coal box with Flat 2 DP 30188 Term 999 years from 1/1/1973 Composite CT
CB12B/1290 issued (affects fee simple)

899198 Lease of Flat 4, Garage 4 and Coal box with Flat 4 DP 30188 Term 999 years from 1/1/1973 Composite CT
CB12B/1291 issued - 21.2.1973 (affects fee simple)

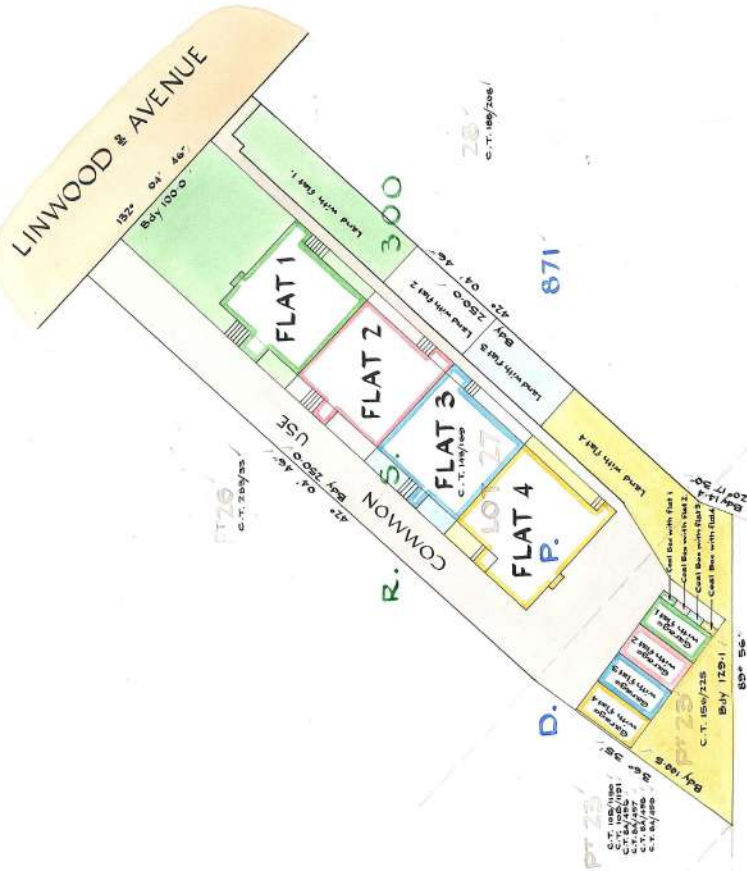


LAND TRANSFER FLAT PLAN

Land Transfer Office
 Plan Number 30188
 Title Reference 155/225/145/159

Land and Deeds Plan
 Firm
 Date Fee
 Time Abstract No.

Deposited this 15th day
 of September 1972
 for the purpose of leasing flats only.
 Direct Land Registrar



Plan of Multi - Unit Flats
 ERECTED ON LOT 27 & PT LOT 23 D.P. 871
 PT R.S. 300

D. P. 20993

D. P. 10666
 C.T. 444/259

Approved for the purpose
 of leasing flats only.

Received by
 Land Transfer Surveyor
 Date 18/8/72

Field Book p. 9
 Examined by
 Recorder, Bathurst 5712 /108

Comprised in C.T. 155/225 & 145/159
 Survey Block & District City of Christchurch
 Land District Canterbury
 Scale 30 links to an inch. Surveyed by E.O. Sinclair
 Local Body Christchurch City Council
 Date August 1972

I, Anthony George Woodhead, Registered Surveyor, hereby certify that this plan has been made from surveys executed by me, and from approved surveys and Land Transfer records, that the plan and survey thereof are correct and that the buildings are situated on the land in C.T. 155/225, 145/159, and occupy a portion of that land well within the title boundaries.

Approved
 Applicant or Registered Owner
 The space reserved for plan number

30188

D.P.
 REGISTERED SURVEYOR
 DATE 18/8/72

4055

Rental
Appraisal



Rental

Appraisal

OFFICE ROAD
REAL ESTATE



BIRDS NEST
property management



personalised property management

23/02/2023

APPRAISAL OF RENTAL VALUE

4/54 Linwood Ave Linwood, Christchurch

Situated at the rear of 4 units, down a private lane off the lovely treelined Street of Linwood Ave.

This unit is light and bright with a neutral colour scheme and is considerably well appointed in size.

Consisting of 2 bedrooms all with robes, a family bathroom with shower over the bath, big kitchen with heaps of storage and a tub and laundry area, flowing onto a large lounge that can be closed off for extra privacy.

There are externally vented extractor fans in both the kitchen and lounge and warmth assured with Heat Pump.

At the back of of the unit you will find your own outdoor area with clothesline and established yet very low maintenance garden. At the end of the drive is your own detached single garage.

The location itself provides an abundance of local ammentities including shops and cafes and the Eastgate Shopping Mall. Options for recreation with the new Linwood swimming pool and also in zone for the newly re-built Linwood College. Close to the City Centre and an easy commute to the Airport.

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

\$370 - \$390 per week

This rental appraisal is based on a varity of criteria including similar properties currently available, rental statistics for the area and our experience. Tenancy Services statistics show the Medium rent for a unit like this in the area is \$385 per week. Add and additional \$50 per week if furnished to a high standard .

Current Comparable Listings : 2/377 Cashel Street, 2 bed 1 bath \$350 per week

3/84 Barbour Street, 2 bed 1 bath \$380 per week

7/656 Cashel Street, 2 bed 1 bath fully modernized \$420 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**

Council

Rates & Fees

OFFICE ROAD
REAL ESTATE

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	230,000	0.323296	\$743.58
Uniform Annual General Charge	Per Unit	1	145.000000	\$145.00
Water Connected	Capital Value	230,000	0.077659	\$178.62
Land Drainage	Capital Value	230,000	0.047244	\$108.66
Sewerage	Capital Value	230,000	0.091404	\$210.23
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	230,000	0.000774	\$1.78
Heritage Arts Centre	Capital Value	230,000	0.000609	\$1.40
Total for Christchurch City Council				\$1,605.29

Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	230,000	0.000362	\$0.83
WEC Class D	Capital Value	230,000	0.000515	\$1.18
General Rate	Capital Value	230,000	0.045965	\$105.72
Urban Transport:Chch	Capital Value	230,000	0.037546	\$86.36
WFPP Class A	Capital Value	230,000	0.000807	\$1.86
Rating Unit Annual Charge	Per Unit	1	46.100000	\$46.10
Air Quality	Capital Value	230,000	0.001286	\$2.96
Civil Defence UAGC	Per Unit	1	13.860000	\$13.86
GC Transport & Development	Capital Value	230,000	0.000436	\$1.00
Total for Canterbury Regional Council				\$259.87


TOTAL RATES

TOTAL RATES FOR 2022/2023 YEAR (GST inclusive) \$1,865.16

Receive your rates invoice by email

[Find out more](#)

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



**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/4-54linwooda0>

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

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PERRY**
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REAL ESTATE

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