

**Property
Info Pack**



Property Info Pack

79 Willryan Avenue, New Brighton

OFFICE ROAD
REAL ESTATE

PROPERTY INFO PACK



149m²



650m²



3



2



1



1

PROPERTY DETAILS

ADDRESS:

79 Willryan Avenue, Christchurch 8083

LEGAL DESCRIPTION:

Lot 111 Deposited Plan 18157

RATEABLE VALUE:

\$700,000

PROPERTY TYPE:

House

PROPERTY TITLE TYPE:

Freehold

PROPERTY AGE:

2015

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/2omdefce>

3D VIRTUAL TOUR:

<https://tinyurl.com/2n9u2ukw>

FULL DOCUMENTATION DOWNLOAD:

<https://filefling.co.nz/property/79willryanav0>

PROPERTY DESCRIPTION

NORTH ISLAND BOUND - VENDOR MUST SELL!

Constructed in 2015, this residence embodies a seamless living experience. Nestled on a 650m² plot of freehold land, the generous 149m² floor plan is meticulously designed for convenience. With complete insulation, double glazing, a pellet fire, and high wall heat pump, comfort is guaranteed throughout the year.

The property boasts a captivating layout, exemplified by the open-plan kitchen and dining area that effortlessly extends to the north-facing deck through stacker doors equipped with folding sunshades. Regardless of the weather conditions, this space can be fully utilised.

The kitchen features a 900mm gas cooktop, a tiled splashback, generous countertop space, and a butler's pantry, making it a delightful area to spend time in.

The home encompasses three double bedrooms, a shared family bathroom with a separate toilet, and a master bedroom with its own ensuite, situated in its own wing to provide ample space for the entire family.

The residence is further enhanced by features such as infinity hot water, a standalone large single garage with a drive-through design, and complete fencing to ensure the safety of both two-legged and four-legged companions.

New Brighton offers a plethora of activities, catering to golfers, cyclists, swimmers, and walkers alike. The range of recreational opportunities available in this vicinity is abundant.

Conveniently located within walking distance of Taiora QEII, Shirley Boys High School, Avonside Girls High School, and various local amenities such as doctors, dentists, and supermarkets. Additionally, the He Puna Taimoana Hot Pools, Surf Clubs, and a selection of supermarkets are just a short distance away.

Download Property Files: <https://filefling.co.nz/property/79willryanav0>

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

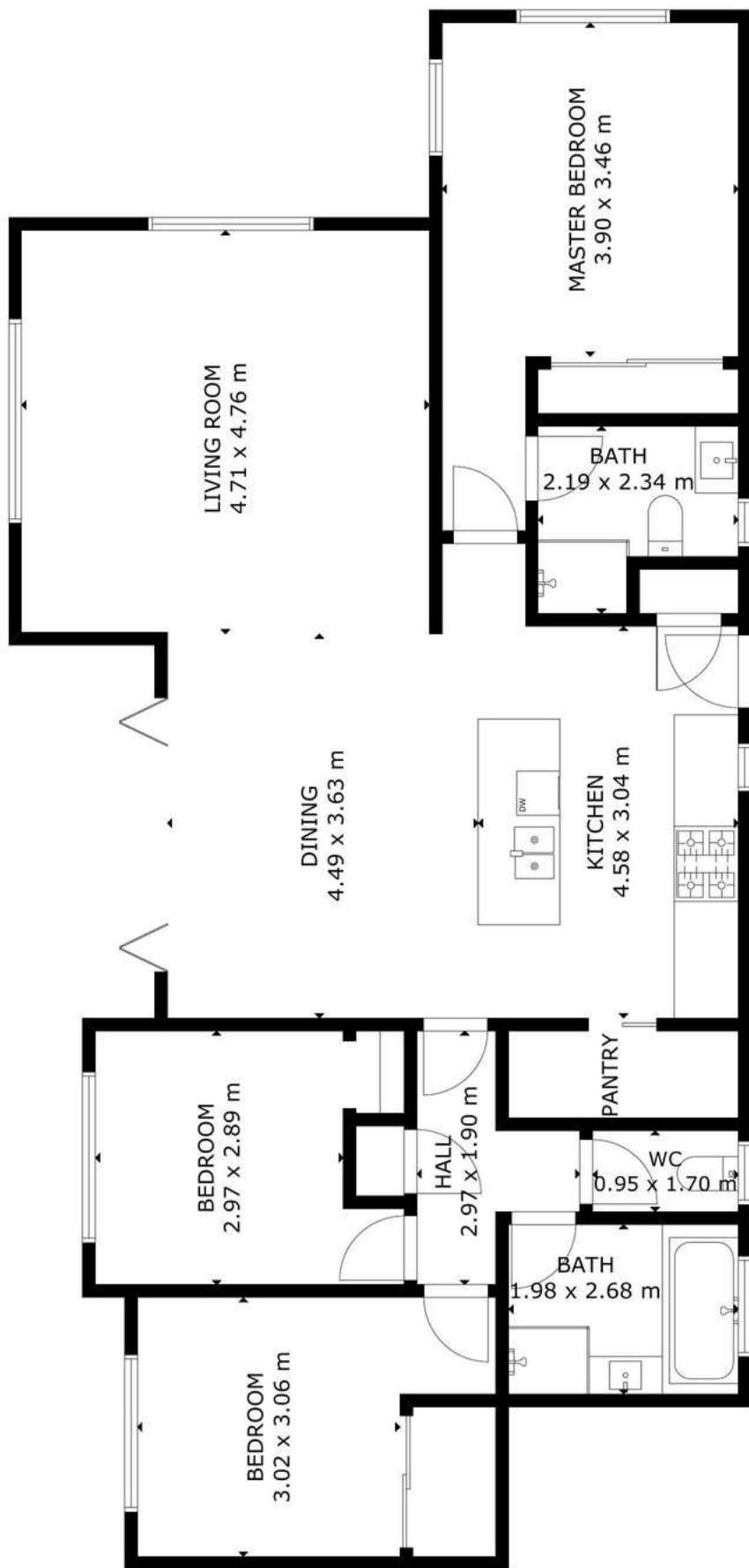


2D
Floor Plan



2D

Floor Plan



79 WILLRYAN AVENUE, NEW BRIGHTON, CHRISTCHURCH, TOTAL APPROX FLOOR AREA = 149M2

WHILST EVERY 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
FREEHOLD**

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




R.W. Muir
Registrar-General
of Land

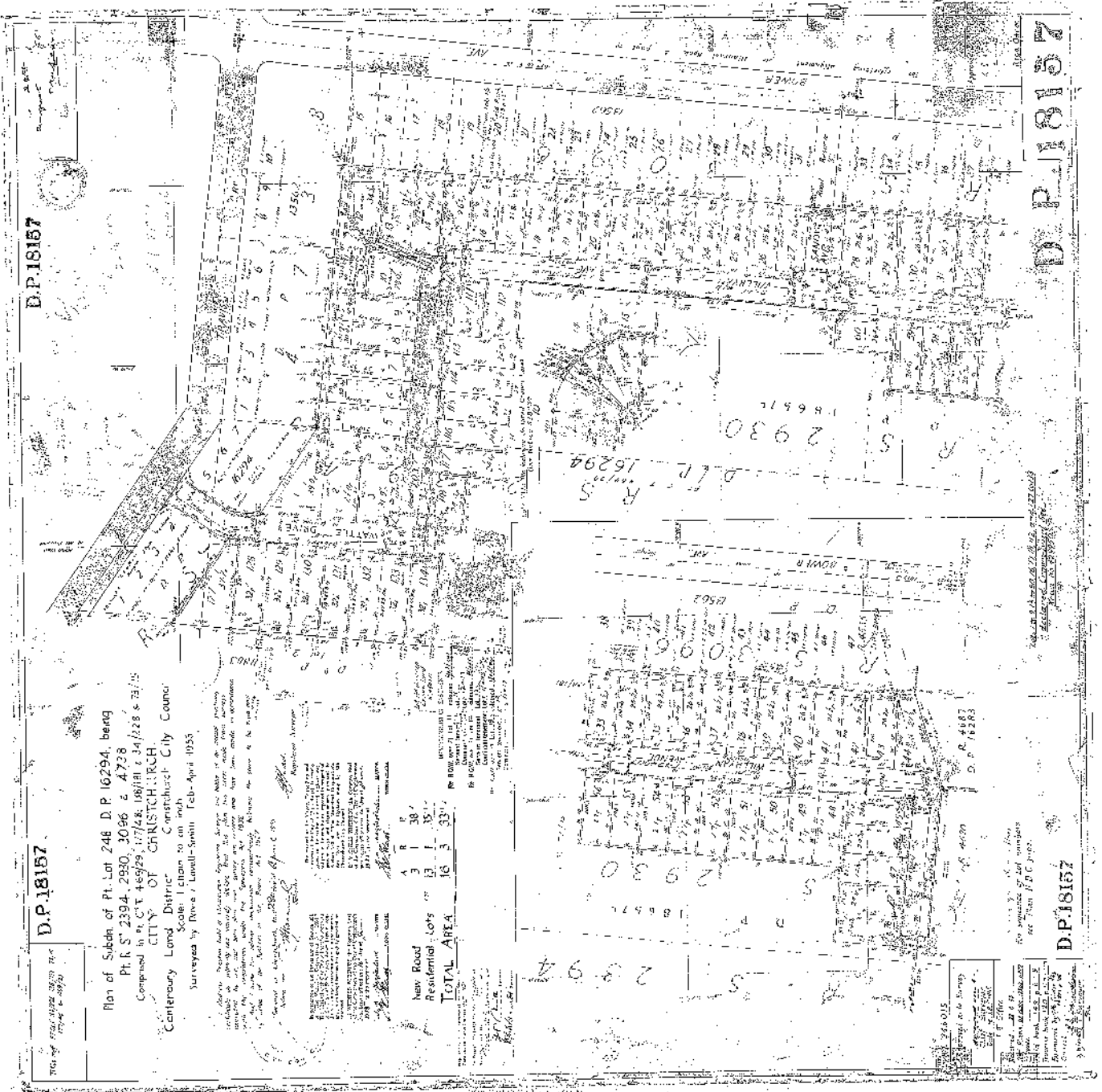
Identifier **CB10B/736**
Land Registration District **Canterbury**
Date Issued 23 December 1970

Prior References
CB7C/266

Estate Fee Simple
Area 650 square metres more or less
Legal Description Lot 111 Deposited Plan 18157
Registered Owners
Sheryl Louise Smith

Interests

Subject to Section 59 Land Act 1948
346015 Notice imposing Buildings and hoardings condition
12445197.2 Mortgage to ANZ Bank New Zealand Limited - 27.5.2022 at 3:43 pm



D.P. 18157

D.P. 18157

D.P. 18157

D.P. 18157

Plan of Subdiv of Pt. Lot 248 D.P. 16294, being Pt. R.S. 2394, 2930, 3096 & 4738 Compined in Pt. C.T. 48929, 17748, 18618 & 34128 & 75115 CITY OF CHRISTCHURCH Canterbury Land District Christchurch City Council Surveyed by Dave / Lunell-Smith Feb-April 1955

New Road Residential Lots	1	387
	3	131
	16	537
TOTAL AREA		16,353

RESERVE AS SHOWN ON PLAN. ALL RIGHTS RESERVED. THE CITY ENGINEER HAS EXAMINED THIS PLAN AND IS OF THE OPINION THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE CITY ENGINEERING ACT 1932 AND THE CITY ENGINEERING REGULATIONS 1934.

2248015
 For purposes of all purposes
 see Title P.C. 1000.
 D.P. 18157

Rental
Appraisal



Rental

Appraisal

OFFICE ROAD
REAL ESTATE

A photograph of a modern outdoor deck area. The deck is made of dark grey composite decking and is elevated above a gravel ground. It features a pergola structure with grey metal posts and beams, and white string lights hanging from the top. On the deck, there is a wooden dining table with two chairs, and a wooden lounge sofa with light-colored cushions. Several potted plants in blue and brown containers are scattered around. The background shows a house with large glass windows and a wooden fence. The sky is blue with some clouds.

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	440,000	0.323296	\$1,422.50
Uniform Annual General Charge	Per Unit	1	145.000000	\$145.00
Water Connected	Capital Value	440,000	0.077659	\$341.70
Land Drainage	Capital Value	440,000	0.047244	\$207.87
Sewerage	Capital Value	440,000	0.091404	\$402.18
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	440,000	0.000774	\$3.41
Heritage Arts Centre	Capital Value	440,000	0.000609	\$2.68
Total for Christchurch City Council				\$2,741.36

Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	440,000	0.000362	\$1.59
WEC Class D	Capital Value	440,000	0.000515	\$2.27
General Rate	Capital Value	440,000	0.045965	\$202.25
Urban Transport:Chch	Capital Value	440,000	0.037546	\$165.20
WFPP Class A	Capital Value	440,000	0.000807	\$3.55
Rating Unit Annual Charge	Per Unit	1	46.100000	\$46.10
Air Quality	Capital Value	440,000	0.001286	\$5.66
Civil Defence UAGC	Per Unit	1	13.860000	\$13.86
GC Transport & Development	Capital Value	440,000	0.000436	\$1.92
Total for Canterbury Regional Council				\$442.40

TOTAL RATES

TOTAL RATES FOR 2022/2023 YEAR (GST inclusive) \$3,183.76

Receive your rates invoice by email

[Find out more](#)

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



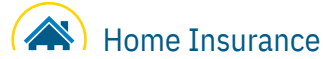
**Proof
of Insurance**

Proof

Of Insurance

OFFICE ROAD
REAL ESTATE

26 May 2023



Policy number

AHM026295185

Page 1 of 1

Certificate of Currency.

Who's insured	Sheryl Smith
Period of insurance	27 May 2023 to 27 May 2024
Insured address	79 Willryan Avenue, New Brighton, Christchurch 8083
Home sum insured	\$600,600
Home excess	\$400
Interested party	Anz Bank New Zealand Limited

Special terms

The following special terms apply: None

This Certificate of Currency should be read together with your policy schedule and your Home Insurance policy document.

If you have any questions or would like to make any changes to your insurance, please call us on **0800 500 213** or email customerservice@aainsurance.co.nz.

Kind regards

The AA Insurance Team

We're here to
get things sorted.

0800 500 213

aainsurance.co.nz

**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/79willryanav0>

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.

