

**Property
Info Pack**



Property Info Pack

1A Bahama Place, Hornby

OFFICE ROAD
REAL ESTATE

PROPERTY INFO PACK



84m²



519m²



3



1



1



2

PROPERTY DETAILS

ADDRESS:

1A Bahama Place, Hornby

LEGAL DESCRIPTION:

Lot 1 Deposited Plan 50091

RATEABLE VALUE:

\$490,000

PROPERTY TITLE TYPE:

Freehold

PROPERTY AGE

1980-1989

PRICING:

Refer to Trademe for the latest price.

OPEN HOMES:

Refer to Trademe for open home times & dates

PRIVATE VIEWINGS:

Please contact Richie - 021 0896 5594

LISTING:

<https://tinyurl.com/24alc6en>

3D VIRTUAL TOUR:

<https://tinyurl.com/255woz6w>

FULL DOCUMENTATION DOWNLOAD:

<https://filefling.co.nz/property/1abahamaplac0>

PROPERTY DESCRIPTION

3 BEDS & A STUDIO - MUST SELL!

Download Property Files: <https://filefling.co.nz/property/1abahamaplac0>

Nestled in the heart of Christchurch, this charming home at 1A Bahama Place, Hornby, is a timeless treasure awaiting its next chapter. With the owners having lovingly cared for this property for over three decades, it's now time for a new journey to begin.

This 84m² freehold gem stands on a manageable 519m² parcel of land, offering ease of maintenance while still allowing ample space for outdoor activities. The double garage, complete with an attached studio, serves as a versatile bonus, ideal for creative endeavors, a private workspace, or additional storage.

The sun-soaked deck is an invitation to relish lazy summer days and alfresco gatherings, turning ordinary moments into cherished memories. Inside, the semi-open plan layout seamlessly connects the kitchen, dining, and lounge areas, creating a warm and welcoming atmosphere.

With three double bedrooms, this home caters perfectly to first-time buyers, small families, downsizers, and those with a vision for renovation. The well-maintained kitchen ensures culinary delights, while the separate laundry adds practicality to daily living.

The home is kept comfortable year-round with a convenient heat pump, and the combination of carpet and vinyl flooring adds both comfort and character.

Conveniently located near Denton Park and Harvard Park, outdoor recreational options are just moments away. For families, the property falls within the sought-after zones of Hornby South School, Hornby High School, and St Thomas'. Retail therapy and shopping convenience are at your fingertips with The Hub Hornby, Dress Smart, Hornby Mega Centre, and The Wigram Landing in close proximity.

This property whispers stories of cherished moments and holds the promise of a future filled with new memories. Embrace the opportunity to make this haven your own and seize the chance to be part of a vibrant community while enjoying the comforts of a well-loved home.

Download Property Files: <https://filefling.co.nz/property/1abahamaplac0>

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



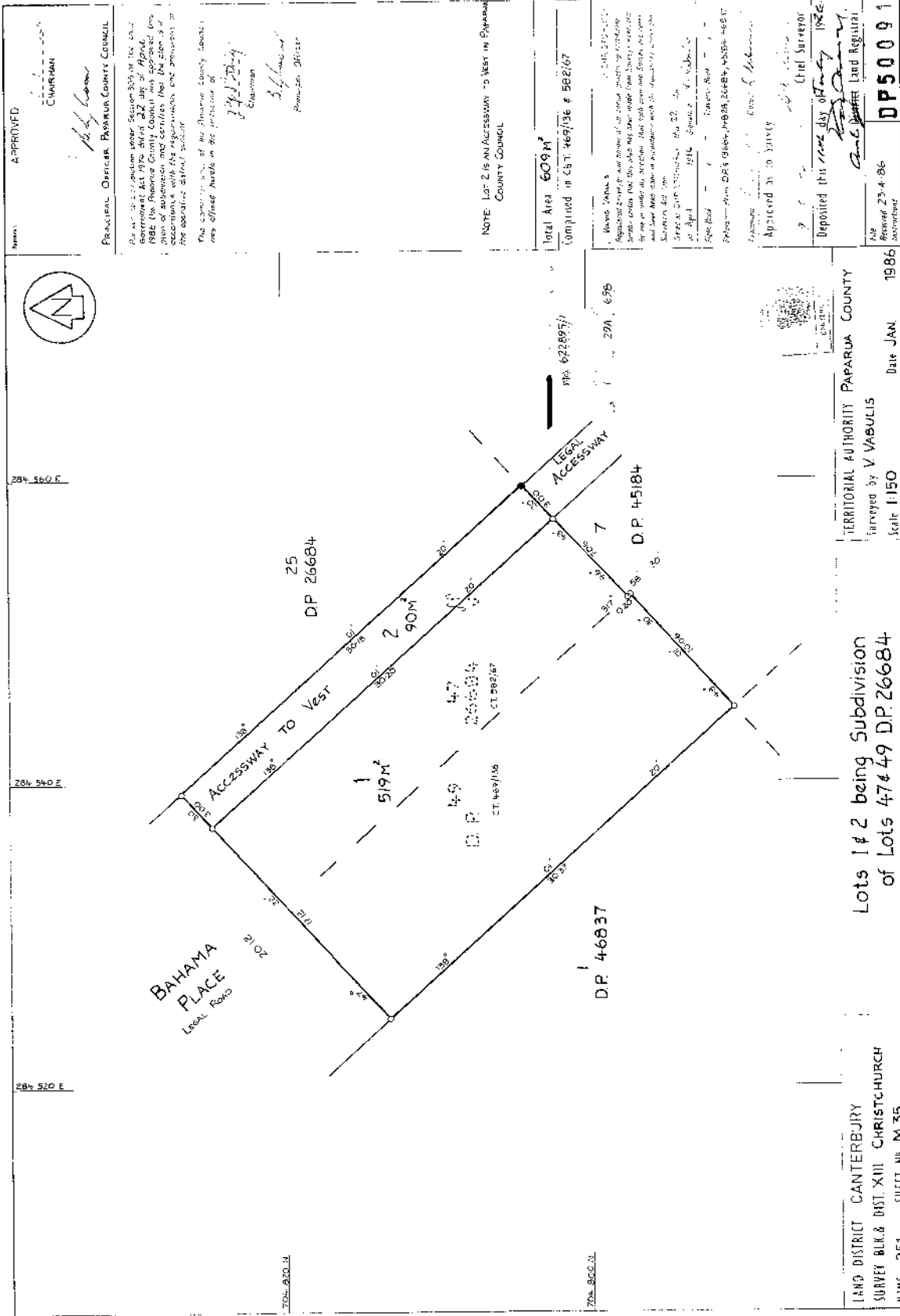
Certificate
Of Title



Certificate

Of Title

OFFICE ROAD
REAL ESTATE



APPROVED

Chairman

Municipal Officer, PAPARUA COUNTY COUNCIL

NOTE: Lot 2 IS AN ACCESSWAY TO WEST IN SUBDIVISION

Total Area 609 M²

Completed in C51 469/36 & 562/67

Approved as to Survey

Deposited this 23rd day of January 1986

DP 50091

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A photograph of a backyard patio. In the foreground, there is a paved area made of large, square, light-colored tiles. To the left, there are some plants with red and green leaves. In the middle ground, there is a small, dark, cylindrical fire pit with a fire burning inside. Behind the fire pit is a white corrugated metal fence. To the right of the fence, there is a large tree and some other plants. The background shows a clear blue sky with some light clouds.

Rental
Appraisal

Rental

Appraisal

OFFICE ROAD
REAL ESTATE



BIRDS NEST
property management



personalised property management

21/08/2023

APPRAISAL OF RENTAL VALUE

1a Bahama Place, Hornby, Christchurch

Situated on a quiet street you will find this modern and comfortable family residence.

Consisting of three large bedrooms, a very large lounge flowing to a dining and kitchen with ample storage, a conservatory perfect to use as a second living area, large family bathroom and an additional separate laundry area with access to outside.

On a well established yet easy care section with decking and paved area maximizing the use of the sun and fully fenced.

Room for the car with a double garage and easy on and off street parking. Attached is an additional sleepout with own bathroom perfect as a teenagers retreat or to use an office.

Comfort assured with Heat Pump and fully insulated.

With an abundance of dining and entertainment options at your doorstep being so close to Hornby Mall and in zone for many school options.

An easy commute to both the City Centre and the Airport.

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

\$550 - \$570 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. Medium rent according to tenancy services in this area is \$540 per week for a 2 bed house of similar standard

Current Comparable Listings : 66 Brynley Street, 3 bed 1 bath single garage \$530 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

2D
Floor Plan



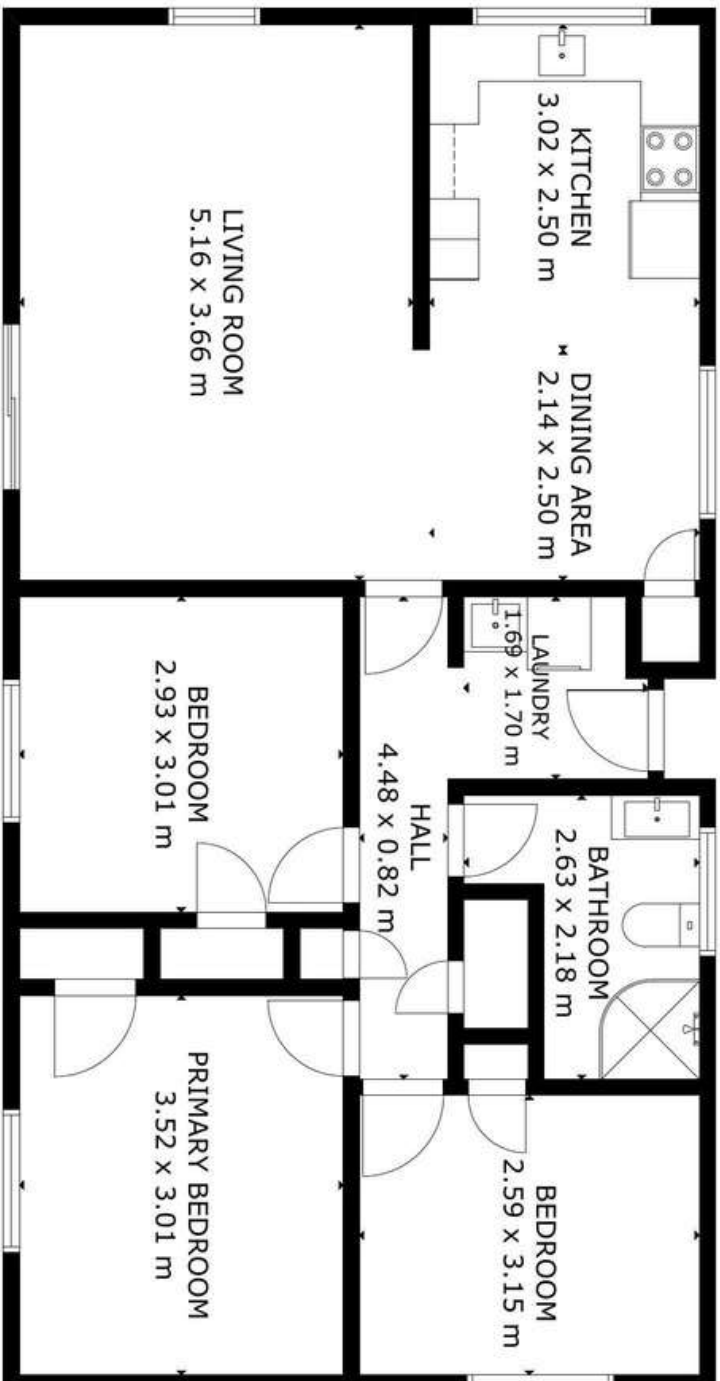
2D

Floor Plan

OFFICE ROAD
REAL ESTATE

111 BAHAMA PLACE, HORNBY, CHRISTCHURCH TOTAL APPROX FLOOR AREA = 878

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.





Additional
Documentation Link

Additional

Documentation Link

OFFICE ROAD
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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/1abahamaplac0>

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





A BIT ABOUT RICHIE

Dedication, communication, determination and trust are the key values Richie displays in everything he does.

Although he is a Cantabrian through and through, Richie has spent six years living in various parts of the world where he has gained immense life experience, including well-honed business and negotiation skills. During the time he spent travelling from Bali to China he built up communication and people skills that are second to none.

Richie knows the value of modern marketing. "As the Real Estate industry evolves to become more innovative and efficient, so do I." Richie has intentionally chosen to work within a team where a strong emphasis is placed on ensuring that clients receive the best advice, support, and marketing to achieve their goals.

His thorough knowledge of all that Christchurch City and the wider Canterbury area has to offer, his dedication to providing exceptional service to all his clients, both buyers and sellers, and his friendly easy approach to life will ensure you will have complete confidence in having Richie working with you to achieve your real estate goals.

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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OFFICE ROAD
REAL ESTATE

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