



Property
Info Pack



Property Info Pack

56 King Street, Sydenham

OFFICE ROAD
REAL ESTATE

PROPERTY INFO PACK



91m²



231m²



3



1



1



1 carport

PROPERTY DETAILS

ADDRESS:

56 King Street, Sydenham

LEGAL DESCRIPTION:

Lot 1 Deposited Plan 437195

RATEABLE VALUE:

\$590,000

PROPERTY TITLE TYPE:

Freehold

PROPERTY AGE

2010-2019

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:

<https://tinyurl.com/ys8g3jmr>

3D VIRTUAL TOUR:

<https://tinyurl.com/yt7s7khl>

FULL DOCUMENTATION DOWNLOAD:

<https://filefling.co.nz/property/56kingstreet0>

PROPERTY DESCRIPTION

MODERN TOWNHOUSE GEM IN THE HEART OF CHRISTCHURCH

Download Property Files: <https://filefling.co.nz/property/56kingstreet0>

Nestled in the heart of Sydenham, 56 King Street is a captivating townhouse that embraces modern living. Built in 2010, this property offers a blend of style, functionality, and location, making it perfect for a variety of buyers. With a land size of 231m² and a comfortable 91m² house, it features three double bedrooms and a beautifully appointed bathroom, making it a delightful place to call home.

Step inside, and you'll immediately notice the open-plan kitchen and lounge. It's the heart of the home, where the family can gather, and friends can enjoy your hospitality. The full double glazing and a heat pump ensure comfort all year round. Whether you're a first-home buyer, an investor, a downsizer, or an out-of-town buyer seeking a 'lock and leave' property, this townhouse offers endless potential.

Situated close to Christchurch's vibrant CBD, as well as the shopping precincts of Sydenham and Beckenham, you'll have everything you need right at your doorstep. Additionally, being within the Cashmere High School zone, this property offers an excellent education opportunity for families.

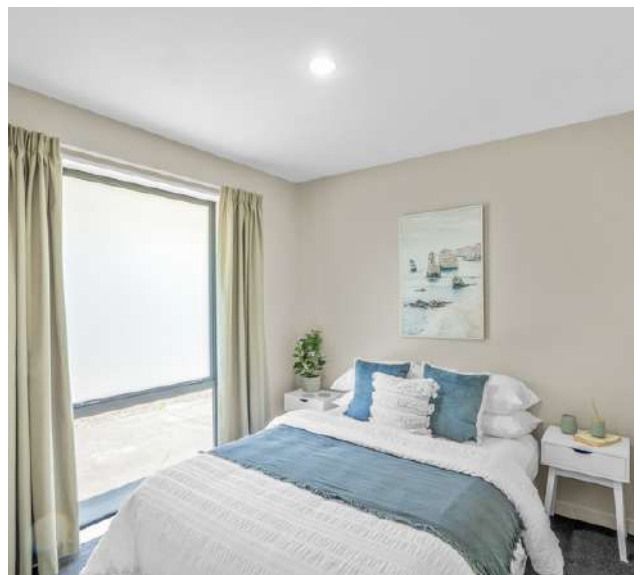
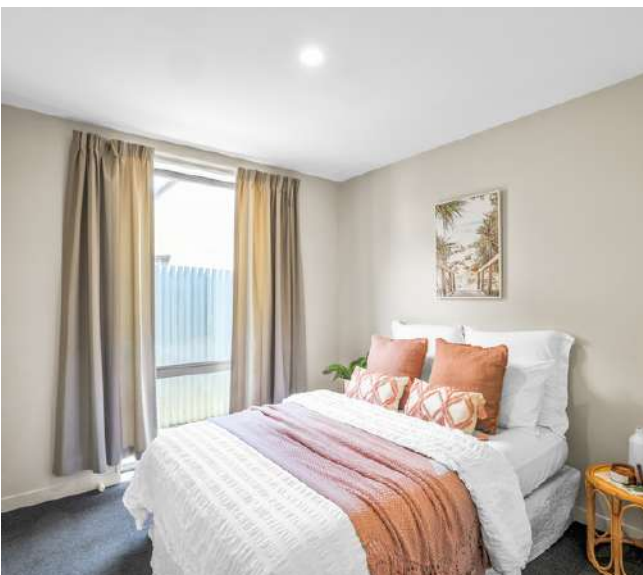
Visit an open home, view the 3D walkthrough or organise a private viewing today because this property won't be on the market for long!

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



**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 **538006**
Land Registration District **Canterbury**
Date Issued 16 December 2010

Prior References
CB31A/1008

Estate Fee Simple
Area 231 square metres more or less
Legal Description Lot 1 Deposited Plan 437195
Registered Owners
Jesse Robert James

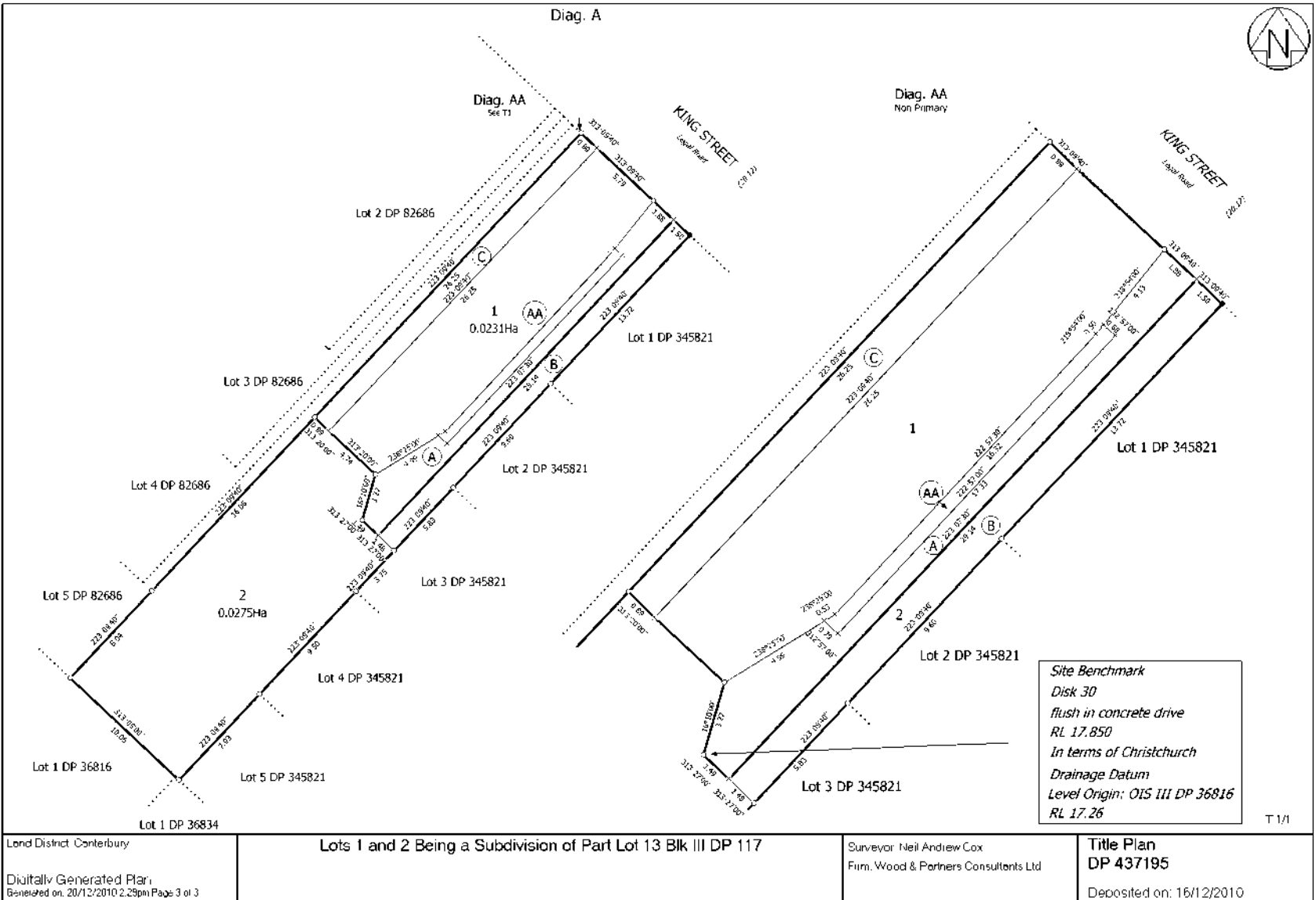
Interests

Subject to a right of way and a right to drain water and sewage over part marked A, a right of way and a right to drain water over part marked AA and a right to drain stormwater and sewage and a right to convey water, electricity, telecommunications and electronic media over part marked C all on DP 437195 created by Easement Instrument 8663506.2 - 16.12.2010 at 3:54 pm

Appurtenant hereto is a right of way and a right to drain water and sewage created by Easement Instrument 8663506.2 - 16.12.2010 at 3:54 pm

The easements created by Easement Instrument 8663506.2 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right to drain sewage over part marked AA on DP 437195 created by Easement Instrument 8670712.1 - 22.12.2010 at 5:09 pm

The easements created by Easement Instrument 8670712.1 are subject to Section 243 (a) Resource Management Act 1991
11838240.3 Mortgage to Westpac New Zealand Limited - 28.8.2020 at 4:18 pm



Rental
Appraisal



Rental

Appraisal

OFFICE ROAD
REAL ESTATE



BIRDS NEST

property management

Rental Assessment

Date: 27 September 2023

Property: 56 King Street, Sydenham, Christchurch

Prepared for: Morgan Perry Office Road Real Estate

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:



- Stylish single level 3 bedroom townhouse
- Carport and off street parking
- Quality fixtures and fittings, fully fenced private sunny garden
Close to the CBD and zoned for many desirable schools

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:

\$520 - \$540 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
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

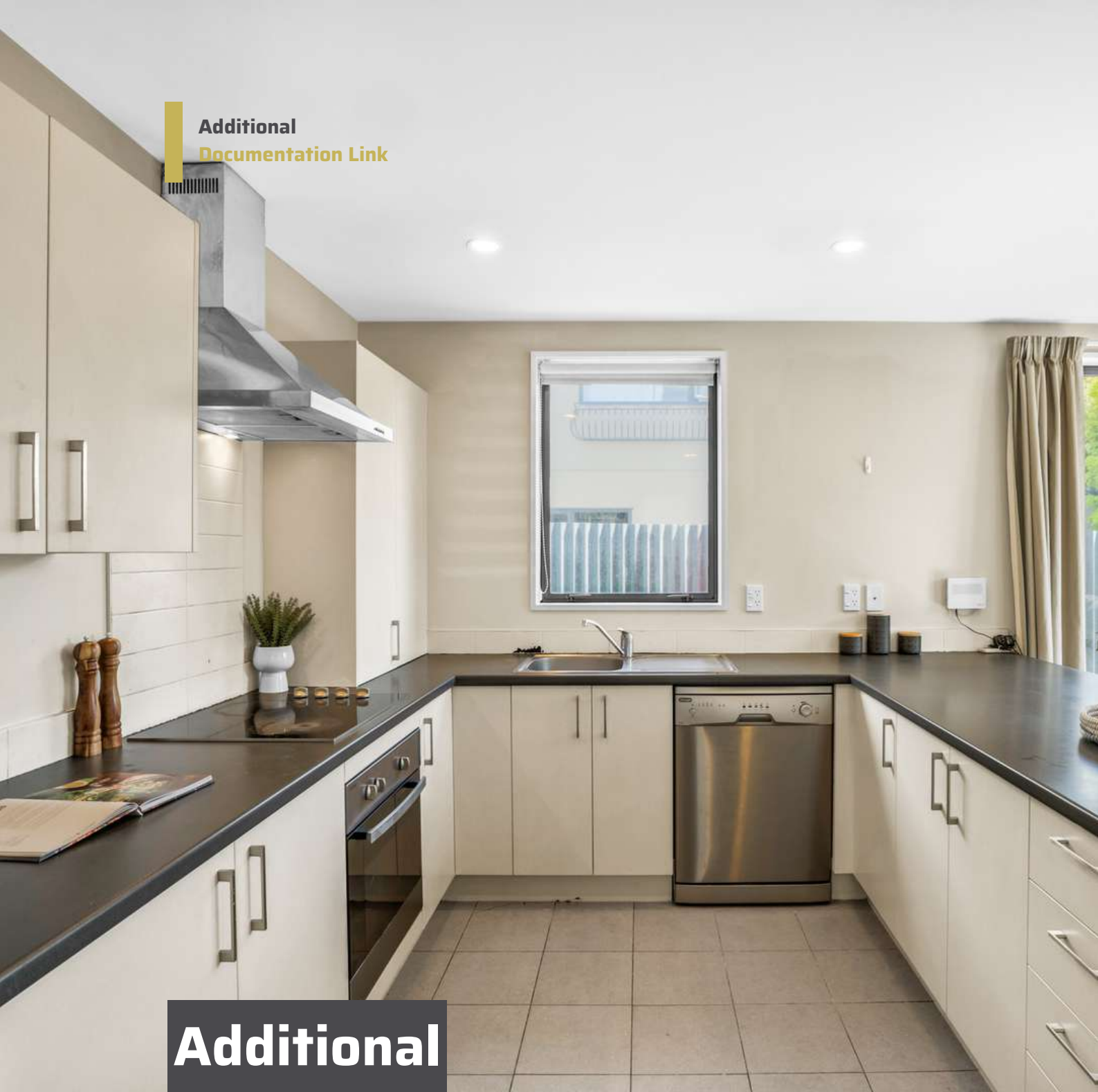
2D
Floor Plan



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/56kingstreet0>

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.

