



Property
Info Pack



Property Info Pack

2/14 Kawau Crescent, Bromley

OFFICE ROAD
REAL ESTATE



93m²



PROPERTY DETAILS

ADDRESS:

2/14 Kawau Crescent, Bromley

LEGAL DESCRIPTION:

Lot 291 DP 34301

PROPERTY TITLE TYPE:

Cross Lease

PROPERTY AGE

1970-1979

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:

<http://tinyurl.com/2cpnawkm>

3D VIRTUAL TOUR:

<http://tinyurl.com/2a8suwlf>

FULL DOCUMENTATION DOWNLOAD:

<https://www.morganperry.co.nz/propertydocuments>

PROPERTY DESCRIPTION

3 BEDS FOR UNDER 450K!

Download Property Files: <https://www.morganperry.co.nz/propertydocuments>

Step into the perfect home for first-time buyers and bargain hunters alike! This gem features three bedrooms, making it an ideal space for growing families or those looking for extra room to work from home. With new carpeting throughout, the 93sqm floor area offers spacious living that's ideal for both entertaining and unwinding.

The open-plan living area creates an inviting atmosphere, perfect for entertaining guests or enjoying quality time with loved ones. A separate laundry and toilet add convenience to daily living, while the bathroom, complete with a shower and bath, caters perfectly to the needs of a growing family.

As you explore the property, you'll discover a carport for added convenience and a spacious backyard that offers both privacy and potential. Imagine summer evenings spent relaxing in your own outdoor haven or hosting gatherings with friends.

With three bedrooms, this home stands out as an excellent opportunity for first-time buyers looking to secure a place to call their own. Move-in ready, it's the intelligent first step onto the property ladder. Don't miss the chance to make this charming residence yours.

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



PROPERTY PHOTOGRAPHY



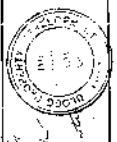
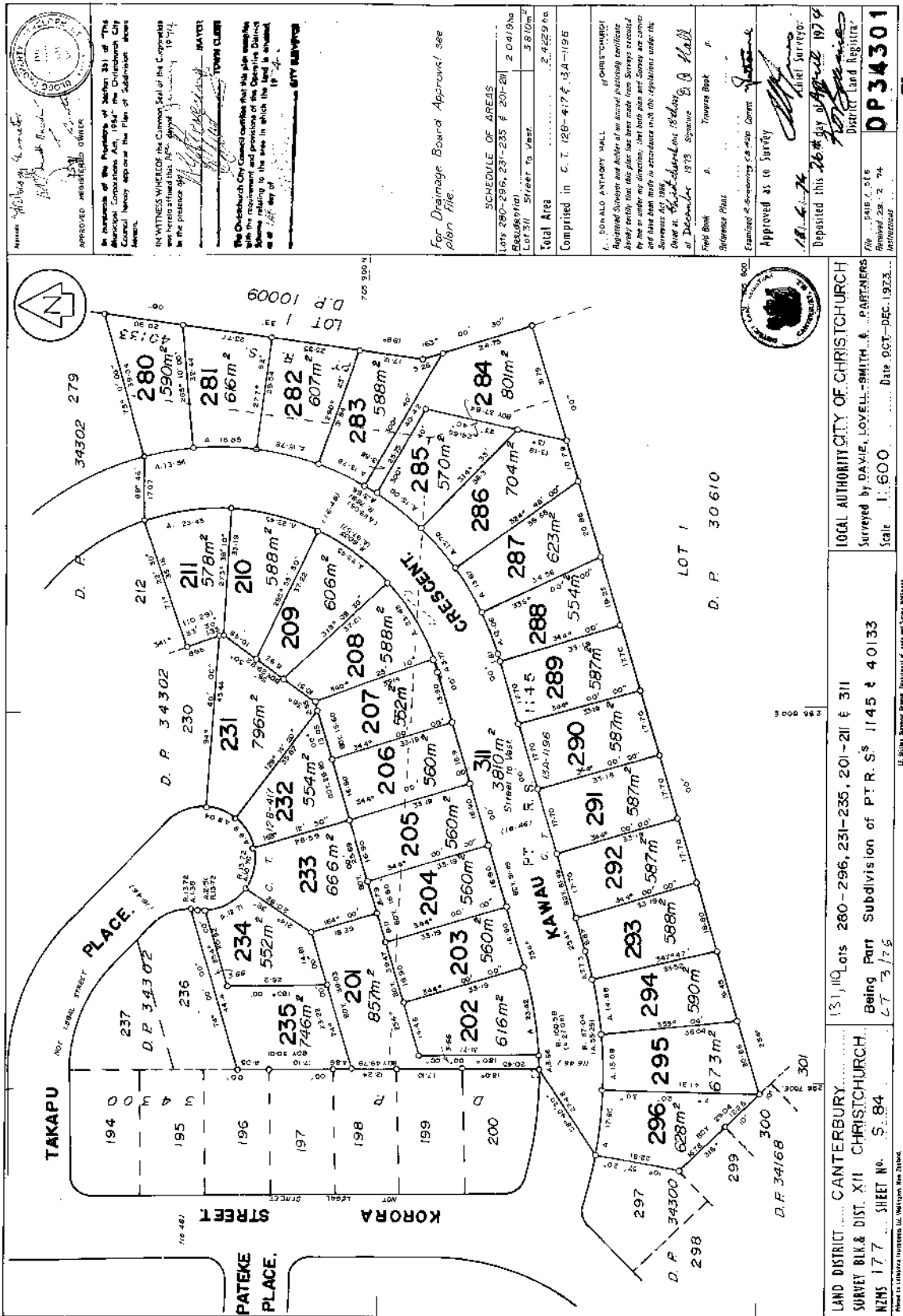
Certificate
Of Title



Certificate

Of Title

OFFICE ROAD
REAL ESTATE



APPROVED REGISTERED OFFICER
 IN WITNESS WHEREOF the Common Seal of the Corporation has been affixed this 15th day of November 1974

IN WITNESS WHEREOF the Common Seal of the Corporation has been affixed this 15th day of November 1974
 Mayor
 Councillors

The Christchurch City Council certifies that the plan complies with the requirements and provisions of the District Council Act 1973 relating to the issue in which the land is situated as at 1st day of 1974.
 CITY ENGINEER

For Drainage Board Approval see plan file.

SCHEDULE OF AREAS

Lots 290-296, 231-235 & 201-211 Residential	2 041.0ha
Lot 311 Street to west	3.80m ²
Total Area	2,422.9 ha

Comprised in C. T. 12B-417 & 13A-119B

L. DONALD ANTHONY HALL
 Registered Surveyor and Author of an approved measuring certificate
 I hereby certify that this plan has been made from surveys effected by me or under my direction. That both plan and survey are correct and have been made in accordance with the regulations under the Survey Act 1958.
 Done at Christchurch this 15th day of November 1973
 Signature: D. A. Hall
 Print Name: Donald A. Hall
 Address: 127 Victoria Road, Christchurch


Examined & approved C.E. Mace, District Engineer
 Approved as to Survey
 Deposited this 26th day of November 1974
 District Land Registrar
 File No. 231-235 & 201-211
 Reviewed 23-2-74
DP34301

LOCAL AUTHORITY OF CHRISTCHURCH
 Surveyed by DAVIE, LOVELL-SMITH & PARTNERS
 Scale 1:600 Date 9-2-1973

131, 110 Lots 280-296, 231-235, 201-211 & 311
 Being Part Subdivision of P.T.R.S. 1145 & 40133
 L.T. 73/75

LAND DISTRICT: CANTERBURY
 SURVEY BLK. & DIST. XII CHRISTCHURCH
 NZMS 177 SHEET NO. S. 84

U.S. BANK SURVEY REELS. Division of Land and Survey, WANGANUI.



Rental
Appraisal

Rental

Appraisal

OFFICE ROAD
REAL ESTATE



BIRDS NEST

property management

Rental Assessment

Date: 03 February 2024

Property: 2/14 Kawau Cres, Bromley, 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:

2



1



1



1



Warm and cosy two bed unit with new carpet and freshly painted. Both rooms have wardrobes, large family bathroom with shower over bath, seperate toilet and laundry area.

Easy care low maintenance fully fenced section and space for the car with a single garage.

Only ten minutes to the CBD, close to many local ammentities and Bromely School

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 !gure in the range of:

\$495 per week

We would be more than willing to o"er 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 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

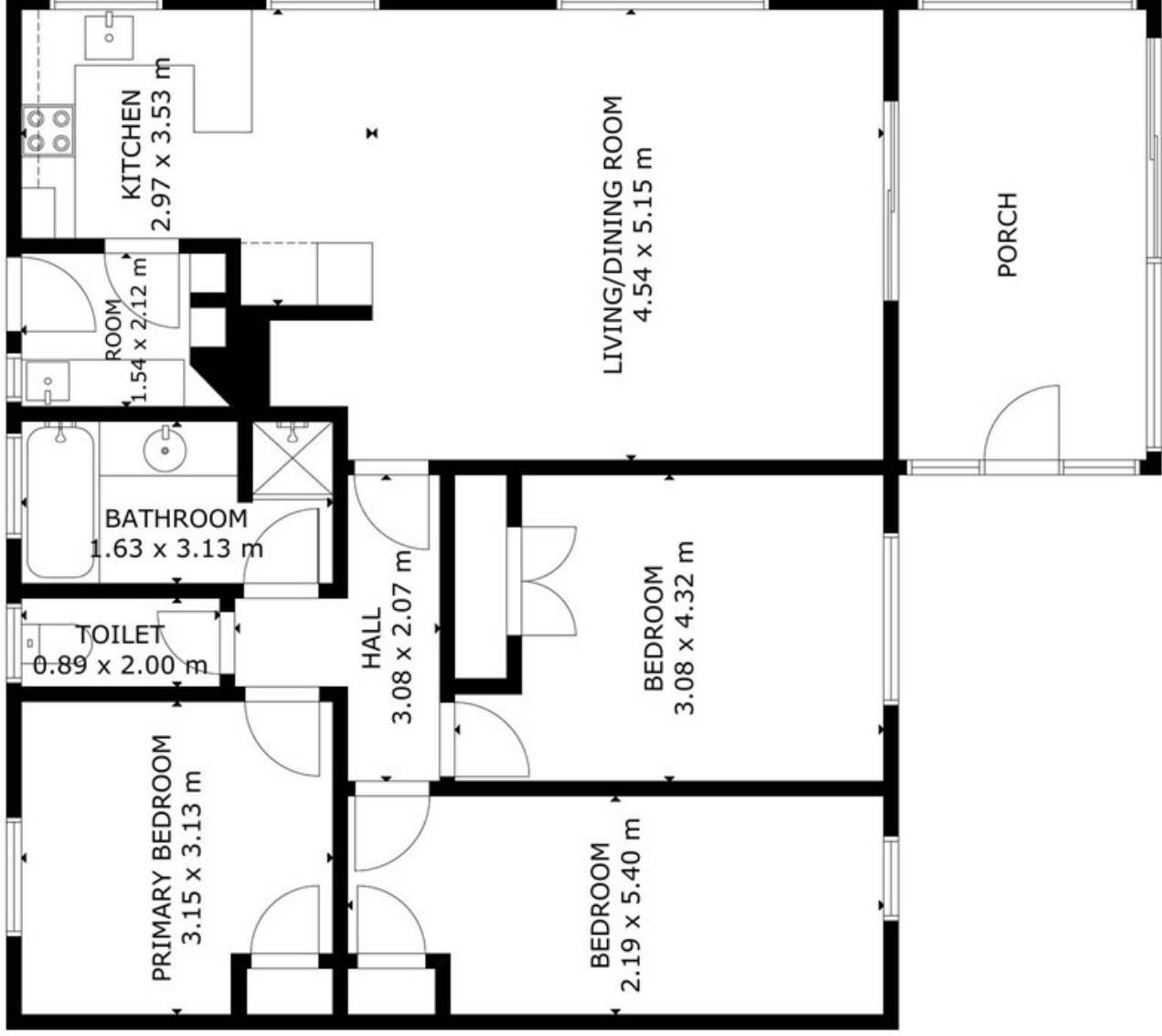
2D
Floor Plan



2D

Floor Plan

OFFICE ROAD
REAL ESTATE



2/14 KAWAU CRESCENT, BROMLEY, TOTAL APPROX FLOOR AREA = 93M2

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.



Rates



Rates

OFFICE ROAD
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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.

If you're having trouble finding a unit or flat, try the advanced 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 2023 to 30 June 2024

Christchurch City Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
General Rate: Standard	Capital Value	435,000	0.211986	\$922.14
Uniform Annual General Charg	Per Unit	1	153.000000	\$153.00
Water Connected	Capital Value	435,000	0.067836	\$295.09
Land Drainage	Capital Value	435,000	0.035731	\$155.43
Sewerage	Capital Value	435,000	0.075347	\$327.76
Waste Minimisation	Per Unit	1	184.750000	\$184.75
Active Travel Rate	Per Unit	1	20.000000	\$20.00
Heritage(Cathedral)	Per Unit	1	6.520000	\$6.52
Heritage Targeted Rate	Capital Value	435,000	0.001886	\$8.20
Heritage Arts Centre	Capital Value	435,000	0.000416	\$1.81
Total for Christchurch City Council				\$2,074.70

Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	435,000	0.000257	\$1.12
WEC Class D	Capital Value	435,000	0.000364	\$1.58
General Rate	Capital Value	435,000	0.035381	\$153.91
Urban Transport:Chch	Capital Value	435,000	0.030308	\$131.84
WFPP Class A	Capital Value	435,000	0.000565	\$2.46
Rating Unit Annual Charge	Per Unit	1	42.530000	\$42.53
Air Quality	Capital Value	435,000	0.000982	\$4.27
Civil Defence UAGC	Per Unit	1	11.960000	\$11.96
GC Transport & Development	Capital Value	435,000	0.000419	\$1.82
Total for Canterbury Regional Council				\$351.49

TOTAL RATES

TOTAL RATES FOR 2023/2024 YEAR (GST inclusive) \$2,426.19

**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://www.morganperry.co.nz/propertydocuments>

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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**MORGAN
PERRY**
RESIDENTIAL

OFFICE ROAD
REAL ESTATE

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