

**Property
Info Pack**



Property Info Pack

43 Joy Street, Shirley

OFFICE ROAD
REAL ESTATE

PROPERTY INFO PACK



100m²



701m²



3



2



1

PROPERTY DETAILS

ADDRESS:

43 Joy Street, Shirley, Christchurch

LEGAL DESCRIPTION:

Lot 3 DP 18847

RATEABLE VALUE:

\$530,000

PROPERTY TITLE TYPE:

Freehold

PROPERTY AGE

1950-1959

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:

<http://tinyurl.com/2aeh627o>

3D VIRTUAL TOUR:

<http://tinyurl.com/26c48nl6>

FULL DOCUMENTATION DOWNLOAD:

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

PROPERTY DESCRIPTION

VACANT IMMEDIATE POSSESSION! 700M2+

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

Welcome to 43 Joy Street, a timeless 1950s gem nestled in the heart of Shirley, Christchurch. This property is more than just bricks and mortar; it's a canvas of possibilities waiting to be unveiled.

Situated on a sprawling 701m² freehold section, this residence boasts 3 spacious double bedrooms, 2 bathrooms, and a separate living area boasting a wetback log burner, making it a haven for families, first home buyers, investors, and renovators alike. Inside, discover the fresh allure of newly laid carpet and freshly applied interior paint.

This property presents exciting possibilities, such as the potential addition of a minor dwelling and/or a double garage/sleepout, offering an ideal opportunity for a home and income setup or accommodating large families (pending your further due diligence).

Moreover, the option to renovate and add value to your preferences and infuse your personal style into this timeless home opens up boundless opportunities.

With a separate laundry and the rare luxury of 2 toilets, practicality and comfort are seamlessly integrated into the design.

The large rear section beckons, offering the perfect canvas for your green thumb or creative landscaping ideas. Immerse yourself in the potential of this generous space, tailored for those who dream of adding their own personal touch to their outdoor oasis.

Unlock the potential, create memories, and make 43 Joy Street your own. The journey begins here.

View the 3D walkthrough, 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

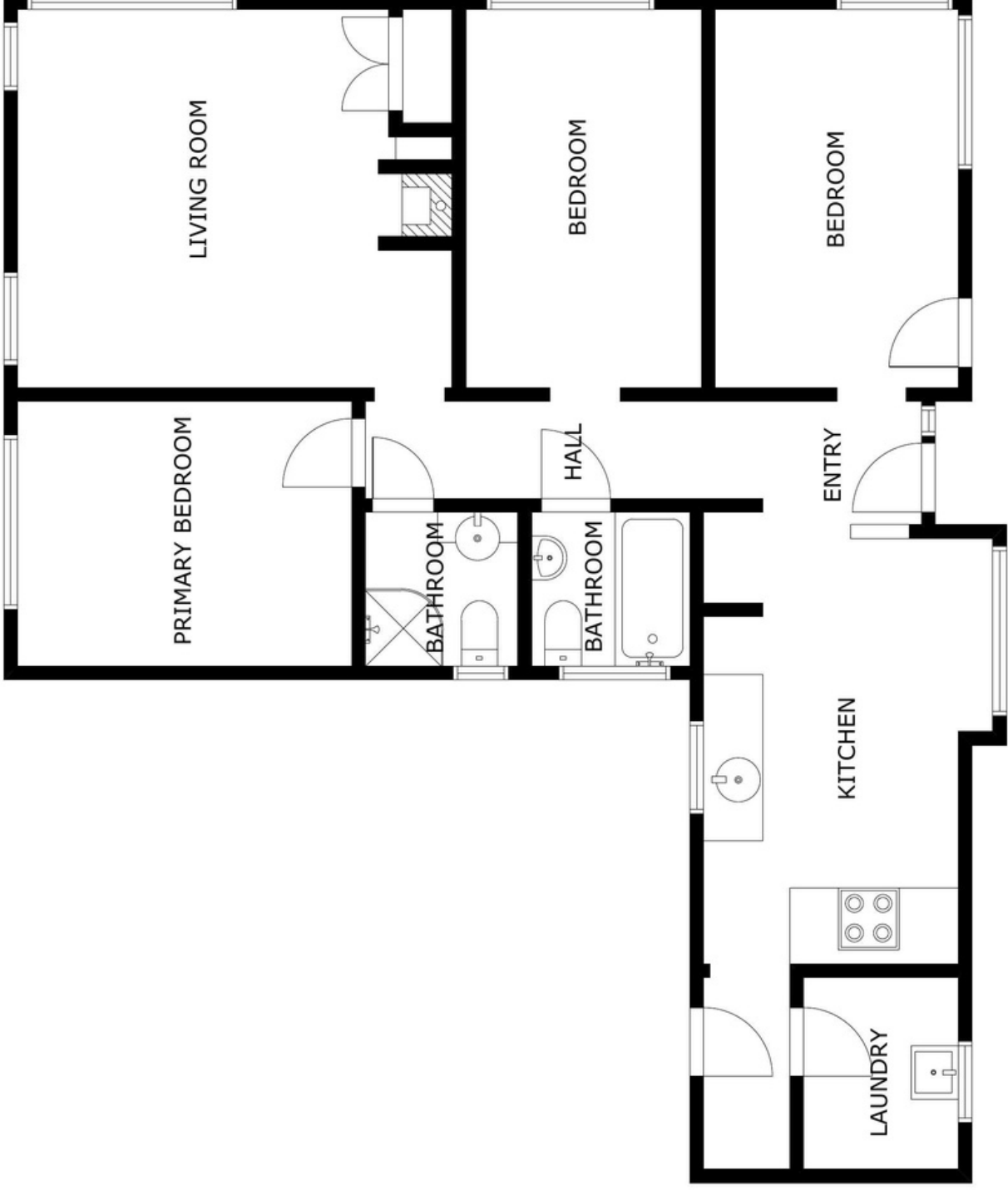


2D
Floor Plan



2D

Floor Plan



43 JOY STREET, SHIRLEY, CHRISTCHURCH TOTAL APPROX FLOOR AREA = 100M2

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.



MORGAN
PERRY
RESIDENTIAL

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 **CB33B/686**
Land Registration District **Canterbury**
Date Issued 03 July 1990

Prior References
CB4D/9

Estate Fee Simple
Area 700 square metres more or less
Legal Description Lot 3 Deposited Plan 18847

Registered Owners
Joseph and Shivani Property Limited

Interests

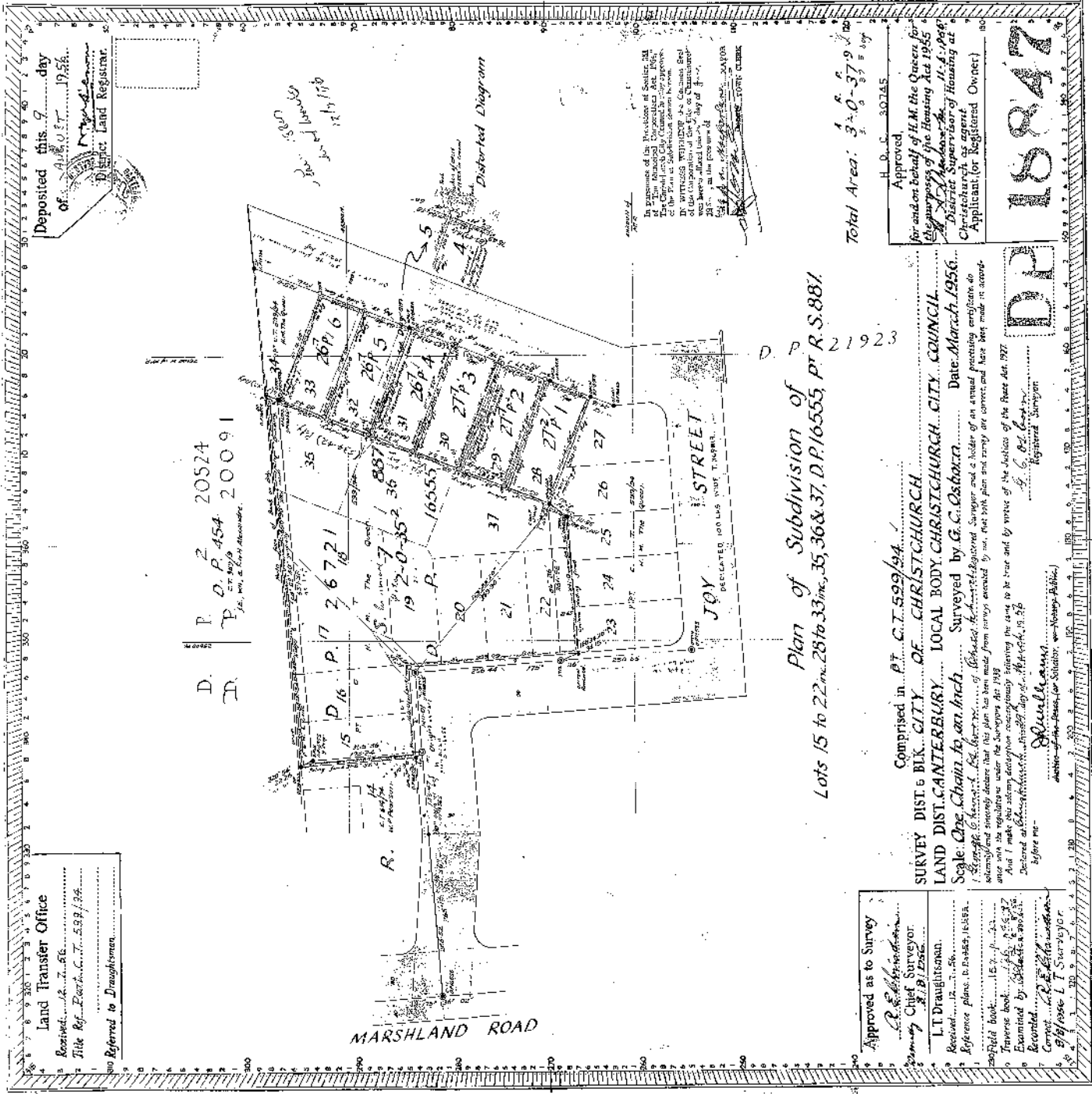
2205 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 1 Deposited Plan 21923 - CT CB1B/641	-	Lot 3 Deposited Plan 18847 - herein	

90538 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Rural Section 887	Green Transfer 90538	Lot 3 Deposited Plan 18847 - herein	
Right of way	Rural Section 1456	Green Transfer 90538	Lot 3 Deposited Plan 18847 - herein	

12681429.2 Mortgage to Kiwibank Limited - 10.3.2023 at 11:19 am



Deposited this 9th day
of AUGUST 1956
In presence of
District Land Registrar.

D. P. 20524
D. P. 454
D. P. 20091

Plan of Subdivision of
Lots 15 to 22 inc. 28 to 33 inc. 35, 36 & 37, D.P. 16555, P. R. S. 881.

Total Area: 3-0-37.9
Acres
H. O. C. 30745

Approved
for and on behalf of H.M. the Queen
for the purposes of the Housing Act 1945
District Supervisor of Housing at
Christchurch as agent
Applicant (or Registered Owner)

18847

Land Transfer Office
Received...
Title Ref. Form...
Referred to Draughtsman.

Approved as to Survey
Chief Surveyor
L.T. Draughtsman
Reviewed
Reference plans
Traverse book
Examined by
Correct

Comprised in P. C. T. 529/54
SURVEY DIST. 6 BLK. CITY OF CHRISTCHURCH
LAND DIST. CANTERBURY LOCAL BODY CHRISTCHURCH CITY COUNCIL
Scale: One Chain to an Inch
Surveyed by G. C. Osborn Date: March 1956
I, G. C. Osborn, Registered Surveyor and a holder of an annual practicing certificate do hereby declare that this plan has been made from surveys conducted by me, that both plan and survey are correct and have been made in accordance with the regulations under the Surveyors Act 1949
And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutes in that behalf made in relation to the making of such declarations
Declared at Christchurch this 19th day of March 1956
G. C. Osborn
Registered Surveyor

D.P. 18847

Rental
Appraisal



Rental

Appraisal

OFFICE ROAD
REAL ESTATE



BIRDS NEST

property management

Rental Assessment

Date: 20th February 2024

Property: 43 Joy Street, Shirely, 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:



- Situated in a popular location not far from the City Centre and walk to the Palms Mall
- Large bedrooms, two bathrooms with bath, separate laundry area
- Light and bright with modern stainless steel kitchen, comfort assured with log burner
- Large well established sunny backyard with plenty of off street car parking

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:

\$550 per week (add \$50-\$70 per week if fully furnished)

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

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.

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	530,000	0.211986	\$1,123.53
Uniform Annual General Charg	Per Unit	1	153.000000	\$153.00
Water Connected	Capital Value	530,000	0.067836	\$359.53
Land Drainage	Capital Value	530,000	0.035731	\$189.37
Sewerage	Capital Value	530,000	0.075347	\$399.34
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	530,000	0.001886	\$10.00
Heritage Arts Centre	Capital Value	530,000	0.000416	\$2.20
Total for Christchurch City Council				\$2,448.24

Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	530,000	0.000257	\$1.36
WEC Class D	Capital Value	530,000	0.000364	\$1.93
General Rate	Capital Value	530,000	0.035381	\$187.52
Urban Transport:Chch	Capital Value	530,000	0.030308	\$160.63
WFPP Class A	Capital Value	530,000	0.000565	\$2.99
Rating Unit Annual Charge	Per Unit	1	42.530000	\$42.53
Air Quality	Capital Value	530,000	0.000982	\$5.20
Civil Defence UAGC	Per Unit	1	11.960000	\$11.96
GC Transport & Development	Capital Value	530,000	0.000419	\$2.22
Total for Canterbury Regional Council				\$416.34

TOTAL RATES

TOTAL RATES FOR 2023/2024 YEAR (GST inclusive) \$2,864.58

A photograph of a bedroom. In the center is a bed with a white duvet and a beige throw blanket. The bed is surrounded by several pillows, including a large white one, a smaller white one, and a grey textured one. To the left of the bed is a dark wood nightstand with a book. To the right is another dark wood nightstand with two small blue figurines. The bed is positioned against a white wall. To the left of the bed is a framed painting of a plant in a vase. To the right of the bed is a large window with white frames and dark blue curtains. The window looks out onto a street with trees and a utility pole. The floor is covered in grey carpeting.

**Proof
of Insurance**

Proof

Of Insurance

OFFICE ROAD
REAL ESTATE

13 November 2023

Certificate of Currency

This certificate confirms details of the insurance cover for JOSEPH & SHIVANI PROPERTY LIMITED.

Name of insured	JOSEPH & SHIVANI PROPERTY LIMITED
Interest insured	Residential Home
Location	43 JOY STREET SHIRLEY CHRISTCHURCH 8061
Type of cover	Cover Option Maxi - Sum Insured Replacement Value
Sum insured	\$ 435,424 (excluding GST) With the addition of GST this equates to \$ 500,738
Period of insurance	From 18/10/2023 to 18/10/2024 at 4pm
Interested party	Kiwibank Limited
Policy Notes/Cover Restrictions	None

Please refer to the policy document and schedule for the full policy terms, conditions and exclusions which may limit the scope of this insurance cover.

**Additional
Documentation Link**



**Additional
Documentation Link**

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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://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
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PERRY**
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