



**Property
Info Pack**



Property Info Pack

8B Broadbent Street, Riccarton

OFFICE ROAD
REAL ESTATE



155m²



128m²



3



2



1



2

PROPERTY DETAILS

ADDRESS:

8B Broadbent Street, Riccarton

LEGAL DESCRIPTION:

Lot 3 DP 382348

PROPERTY TITLE TYPE:

Freehold

PROPERTY AGE

2000-2009

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/ykqqn4g2>

3D VIRTUAL TOUR:

<http://tinyurl.com/26a98b5v>

FULL DOCUMENTATION DOWNLOAD:

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

PROPERTY DESCRIPTION

VENDORS HAVE PURCHASED. IT'S TIME TO SELL!

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

Nestled in a peaceful cul-de-sac, this stunning 3-bedroom townhouse situated at 8B Broadbent Street, Riccarton offers the epitome of modern living in Christchurch.

Step inside to discover a spacious and bright open-plan living and dining area, perfect for entertaining guests or simply unwinding after a long day. Recently renovated, the chefs kitchen boasts newly tiled flooring, ample space and modern finishes, including an induction cooktop, built in oven and laminate benchtops, which work in seamlessly with a recently tiled and bespoke splashback.

You'll find three generously sized bedrooms, each equipped with built-in wardrobes for your convenience. With two bathrooms and three toilets spread across three levels, convenience is key in this thoughtfully designed 155m² (approx.) home on 128m² of freehold land.

Comfort is guaranteed year-round with full insulation, double glazing, and two smart controlled heat pumps ensuring optimal temperature control in both winter and summer.

A centralised balcony encourages all day sun with every aspect of this property being thoughtfully crafted with your lifestyle in mind.

A large internal access double garage allows for ample storage and easy access to a rear vegetable garden; a humble space that will garnish ones creativity for years to come.

Location-wise, you couldn't ask for more. Just a leisurely stroll from Westfield Riccarton, and zoned for Christchurch Girls' and Boys' High Schools, the value of this investment is undeniable. Additionally, Canterbury University is within easy reach, adding another layer of convenience for families, young professionals and investors alike.

Don't miss out on the opportunity to make this beautiful townhouse your own. Contact us today to arrange a viewing and start envisioning your future at 8b Broadbent Street!

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 350045
Land Registration District Canterbury
Date Issued 01 November 2007

Prior References
CB350/273

Estate Fee Simple
Area 128 square metres more or less
Legal Description Lot 3 Deposited Plan 382348

Registered Owners

Nathan Gordon van Rij as to a 17/20 share
Alice Peggie Finch as to a 3/20 share

Estate Fee Simple - 1/5 share
Area 281 square metres more or less
Legal Description Lot 6 Deposited Plan 382348

Registered Owners

Nathan Gordon van Rij as to a 17/20 share
Alice Peggie Finch as to a 3/20 share

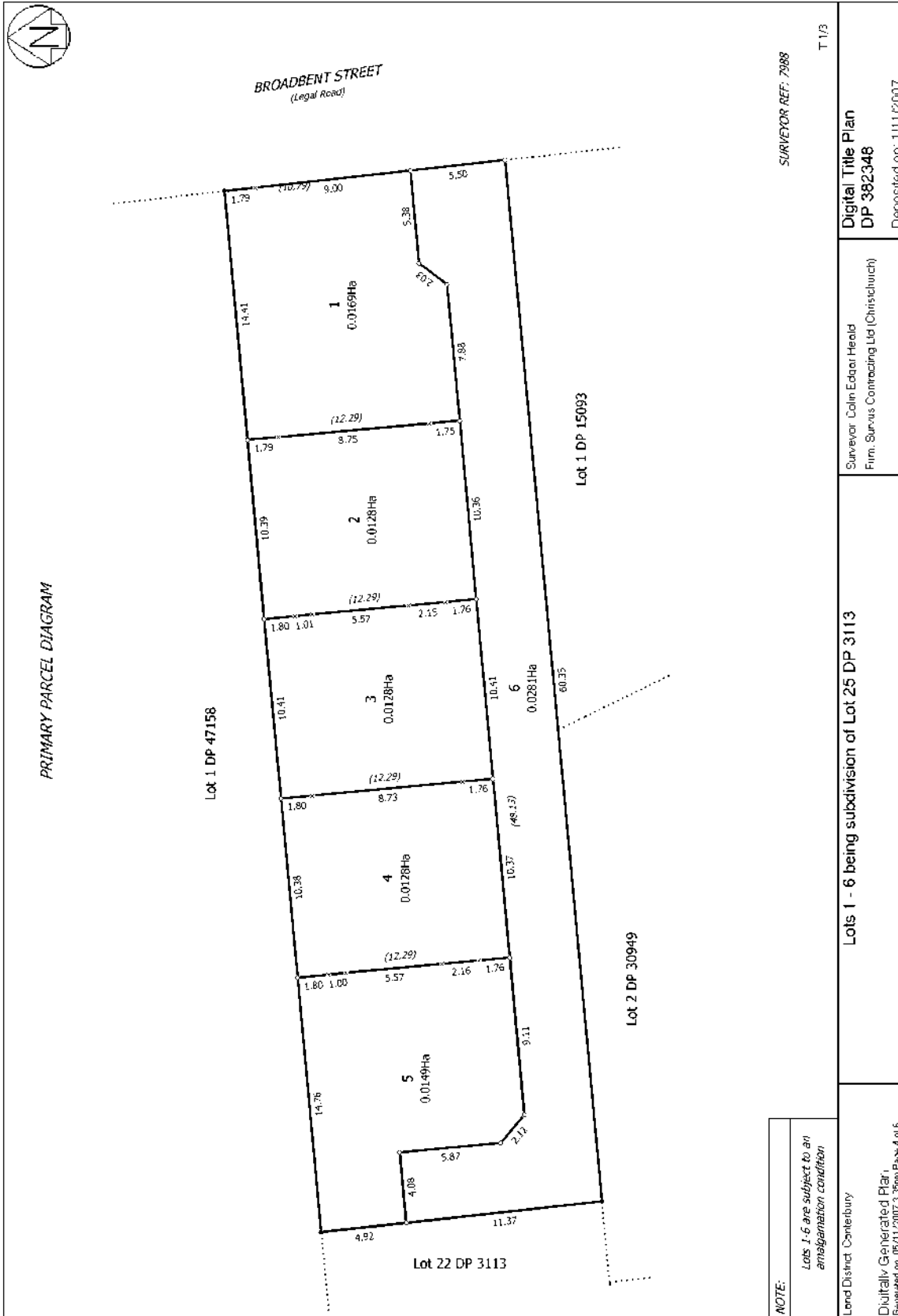
Interests

Subject to Section 241(2) Resource Management Act 1991 (affects DP 382348)

Subject to a party wall easement over parts marked D and E, a right to drain water over parts marked K and O, a right to drain sewage over part marked K and a right of way over part marked Q on DP 382348 created by Easement Instrument 7599353.2 - 1.11.2007 at 9:00 am

Appurtenant to Lot 3 are party wall easements, rights to drain water and sewage and a right of way created by Easement Instrument 7599353.2 - 1.11.2007 at 9:00 am

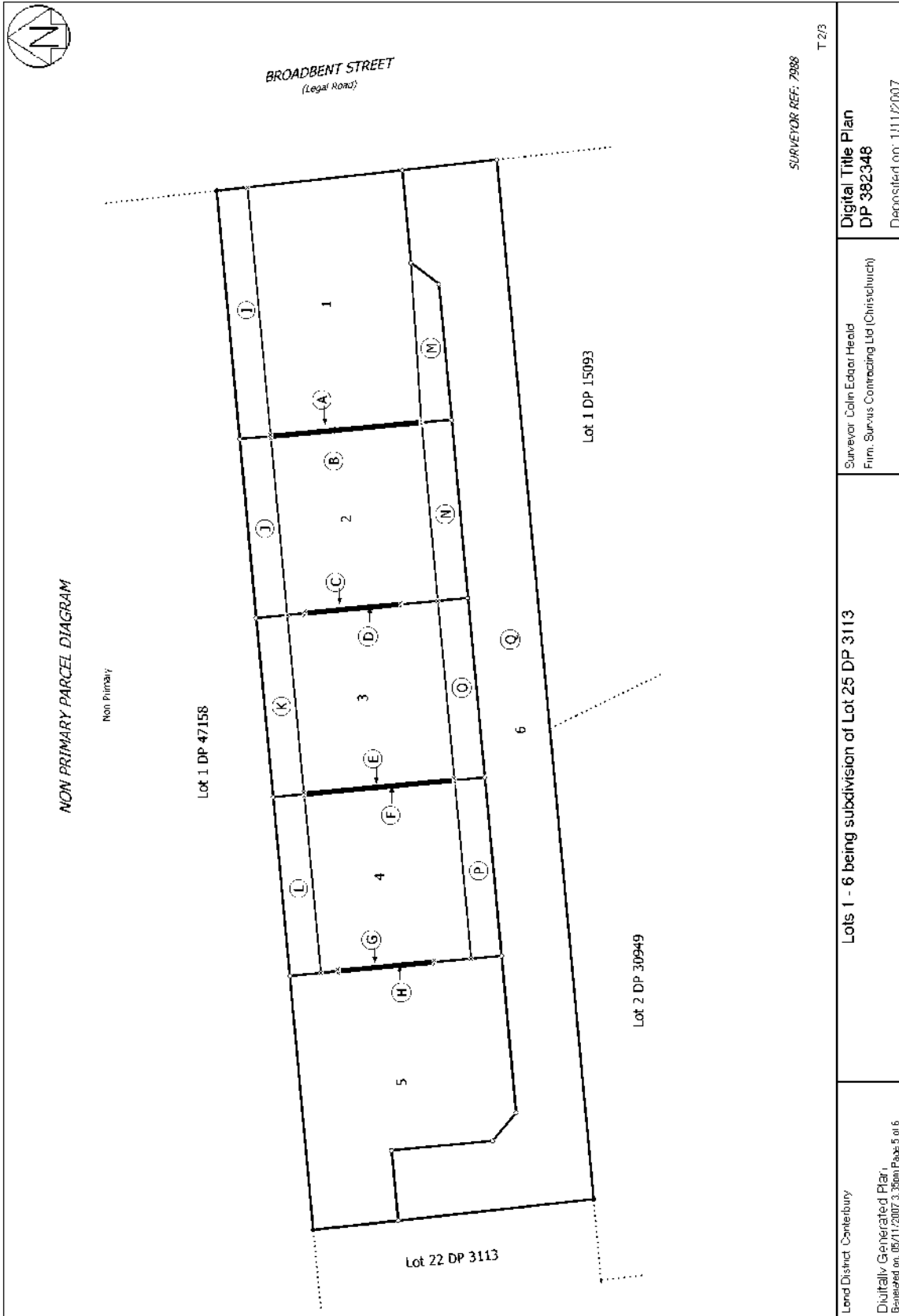
The easements created by Easement Instrument 7599353.2 are subject to Section 243 (a) Resource Management Act 1991 12292640.3 Mortgage to Westpac New Zealand Limited - 18.11.2021 at 12:57 pm

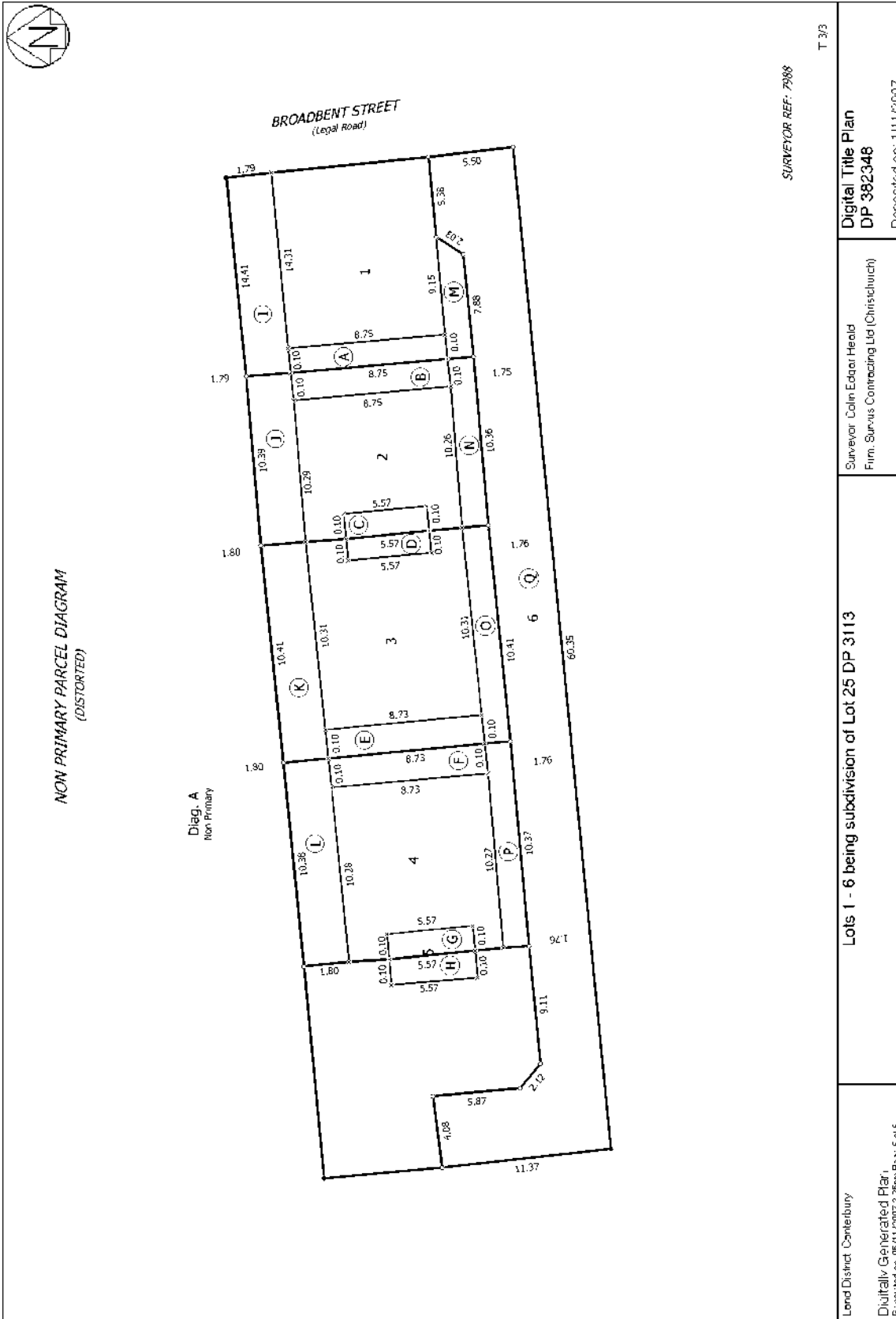


SURVEYOR REF: 7988

T 1/3

<p>Lot 1 - 6 being subdivision of Lot 25 DP 3113</p>	<p>Surveyor: Colin Edgar Heald Firm: Survus Contracting Ltd (Christchurch)</p>	<p>Digital Title Plan DP 382348 Deposited on: 1/11/2007</p>
<p>NOTE: Lots 1-6 are subject to an amalgamation condition</p>	<p>Land District: Canterbury</p>	<p>Digitally Generated Plan Generated on: 05/11/2007 3:30pm Page 4 of 6</p>





SURVEYOR REF: 7988

T 3/3

Lend District: Canterbury	Surveyor: Colin Edgar Heald Firm: Survus Contracting Ltd (Christchurch)	Lots 1 - 6 being subdivision of Lot 25 DP 3113	Digitally Generated Plan Generated on: 05/11/2007 3:26pm Page 6 of 6
Digital Title Plan DP 382348		Deposited on: 11/11/2007	

**Rental
Appraisal**



Rental

Appraisal

OFFICE ROAD
REAL ESTATE



BIRDS NEST

property management

Rental Assessment

Date: 07 February 2024

Property: 8b Boradbert Street, Riccarton, 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:



- Spread over two levels, modern townhouse, light and bright with two parking spaces
- Large bedrooms with robes, ample storage, main bathroom and ensuite in master
- Low maintenance easy care section, fully fenced
- Close to the CHCH Hospital, University, Riccarton Mall and CBD

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:

\$600 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 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

Rates



Rates

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	760,000	0.211986	\$1,611.09
Uniform Annual General Charg	Per Unit	1	153.000000	\$153.00
Water Connected	Capital Value	760,000	0.067836	\$515.55
Land Drainage	Capital Value	760,000	0.035731	\$271.56
Sewerage	Capital Value	760,000	0.075347	\$572.64
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	760,000	0.001886	\$14.33
Heritage Arts Centre	Capital Value	760,000	0.000416	\$3.16
Total for Christchurch City Council				\$3,352.60

Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	760,000	0.000257	\$1.95
WEC Class D	Capital Value	760,000	0.000364	\$2.77
General Rate	Capital Value	760,000	0.035381	\$268.90
Urban Transport:Chch	Capital Value	760,000	0.030308	\$230.34
WFPP Class A	Capital Value	760,000	0.000565	\$4.29
Rating Unit Annual Charge	Per Unit	1	42.530000	\$42.53
Air Quality	Capital Value	760,000	0.000982	\$7.46
Civil Defence UAGC	Per Unit	1	11.960000	\$11.96
GC Transport & Development	Capital Value	760,000	0.000419	\$3.18
Total for Canterbury Regional Council				\$573.38

TOTAL RATES

TOTAL RATES FOR 2023/2024 YEAR (GST inclusive) \$3,925.98

**Proof of
Insurance**



**Proof of
Insurance**

OFFICE ROAD
REAL ESTATE



House policy schedule

Member number: 226570
Policy number: DP820966

This schedule forms part of your policy and replaces any previous schedule. Please check it carefully and notify us of any incorrect information immediately.

Policy Details

The Insured

Dr A P Finch & Dr N G van Rij

Term of insurance

From 28 October 2023 to 28 October 2024

Property address

8B Broadbent Street
Riccarton
Christchurch 8041

Cover type

Permanent Home

Natural disaster cover

Included

Basis of settlement

Agreed Value

As your property is insured on an Agreed Value basis it is essential that the "sum insured" listed below accurately reflects the cost to rebuild the property. If the "sum insured" is lower than the cost to rebuild, you may be left out of pocket if your property is destroyed and you need to make a claim.

We strongly recommend you review the "sum insured" listed below and contact our team if you're unsure whether it's sufficient.

Sum Insured

\$639,483

Property Characteristics

Year built

2007

Building type and style

Standard Contemporary- Group Style

Slope of land

Flat/Gentle (Up to 10 degrees)

Number of bathrooms

2

Self-contained units

Principal residence

Area (m²)

155

Units

1

Estimated value

\$639,483

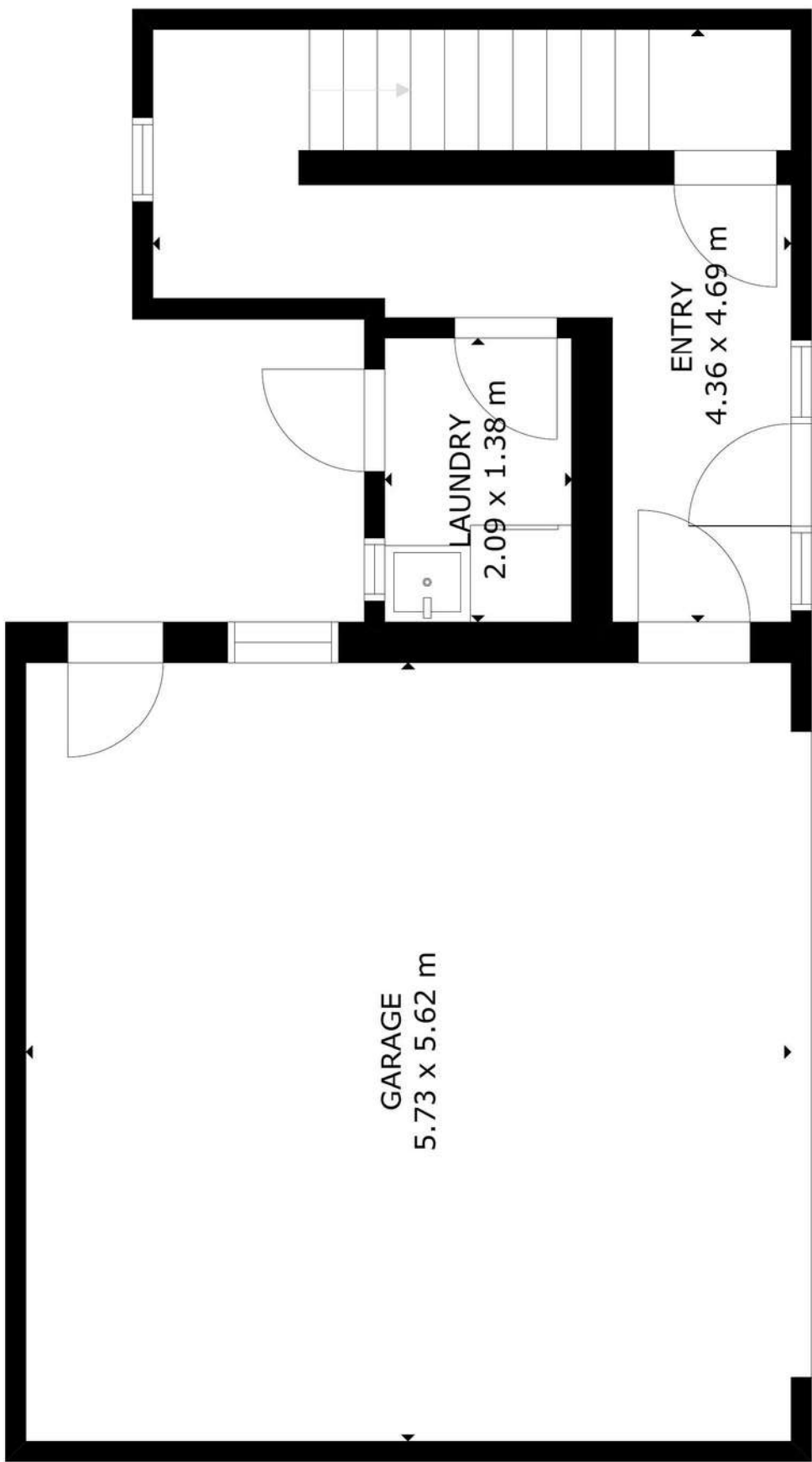
DP820966
Page 1 of 2

2D
Floor Plan



2D

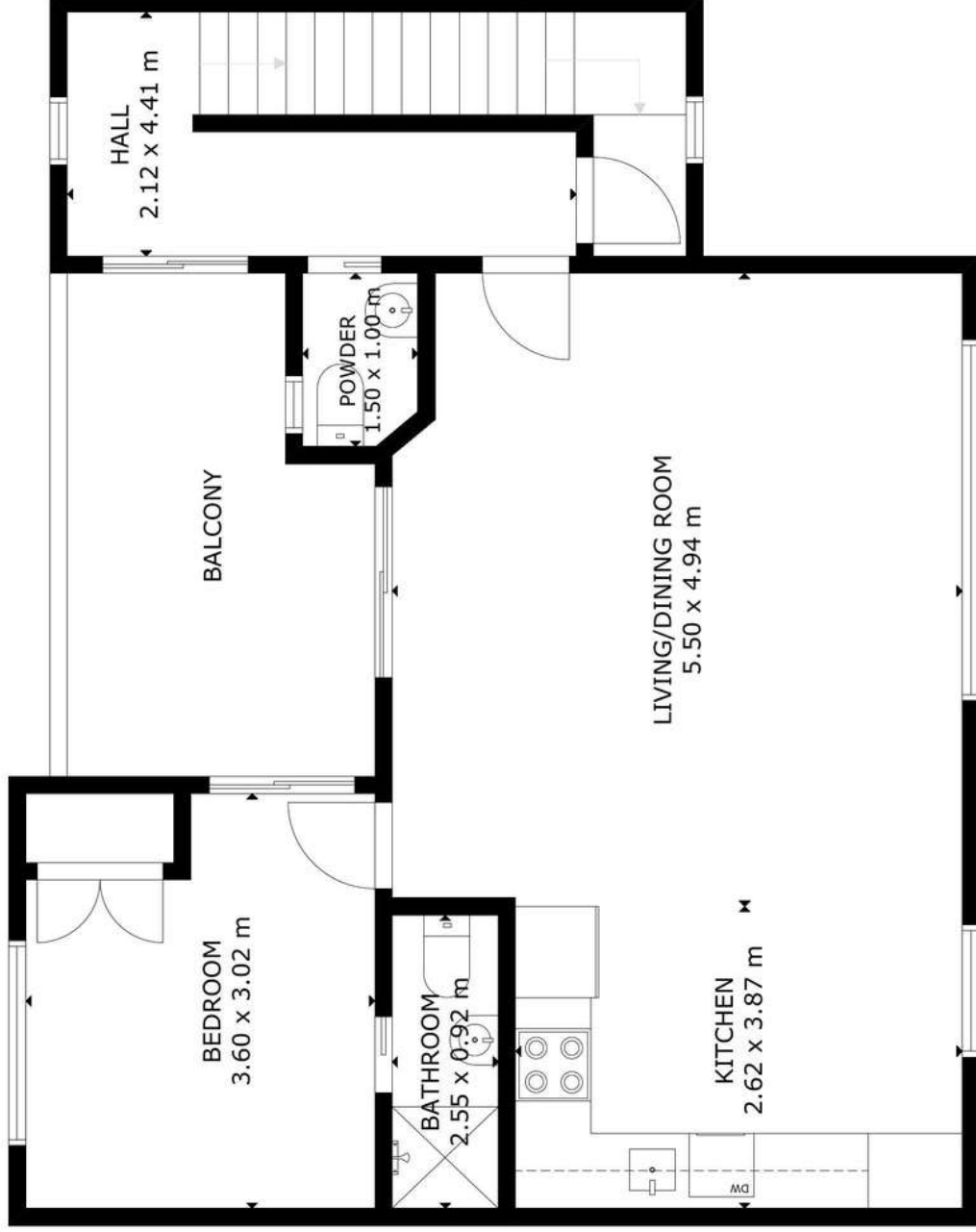
Floor Plan



8B BROADBENT STREET, RICCCARTON, TOTAL APPROX FLOOR AREA = 155M2

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.

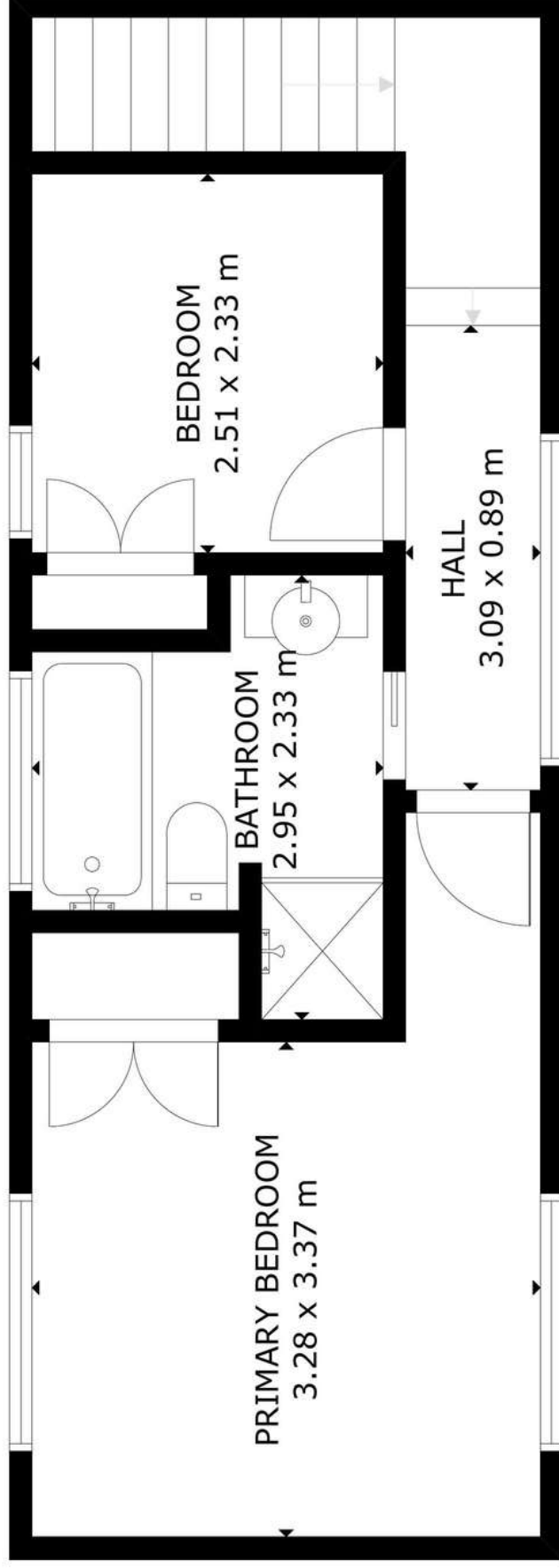




8B BROADBENT STREET, RICCCARTON, TOTAL APPROX FLOOR AREA = 155M²

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**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:

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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.

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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
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PERRY**
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