

**Property
Info Pack**



Property Info Pack

9 Cargill Street, Richmond

OFFICE ROAD
REAL ESTATE

PROPERTY INFO PACK



110m²



568m²



3



1



1



1

PROPERTY DETAILS

ADDRESS:

9 Cargill Place Richmond, Christchurch

LEGAL DESCRIPTION:

Lot 1 DP 78740

RATEABLE VALUE:

\$520,000

PROPERTY TITLE TYPE:

Freehold

PROPERTY AGE

1940-1949

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/25w89jqf>

3D VIRTUAL TOUR:

<http://tinyurl.com/29xyx3ra>

FULL DOCUMENTATION DOWNLOAD:

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

PROPERTY DESCRIPTION

RETIRING COUPLE - MUST SELL!!!

Come home to 9 Cargill Place, a stunning and spacious home that seamlessly blends open plan comfort with timeless elegance. Our vendors have decided to sell up, move on, and retire, making this an unmissable opportunity to own a home that will meet all your needs.

This beautiful 110m² property, situated on a generous 568m² freehold section in the heart of Richmond, is perfect for growing families, first home buyers or investors looking for a long-term hold. The home boasts three large double bedrooms, each with convenient storage amenities and a modernised bathroom, on top of a fresh lick of paint inside and out.

Inside, the bright and welcoming interior features stunning polished wooden floors that add warmth and style to the space. With underfloor and ceiling insulation, you can be sure that the home will be comfortable throughout the seasons.

This property is perfect for those who want to add value for years to come and make it their own. Whether you want to create your dream garden, alter the current outdoor entertaining area or transform the interior, this home is ready for your personal touch.

Convenience is key, with a single garage and carport providing ample off-street parking for your vehicles. Located just a short stroll away from the Palms Shopping Centre, one of the premier shopping destinations in the area, and with easy access to major transportation routes, getting around the city is a breeze.

Don't miss out on the opportunity to own this exceptional property. Contact us today to schedule a viewing and experience the best in elegant living at 9 Cargill Place, Richmond.

View the 3D walkthrough, watch the property video, attend an open home or contact me for a private viewing today!

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

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



9 CARGILL PLACE, RICHMOND, CHRISTCHURCH TOTAL APPROX FLOOR AREA = 110M2

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.



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 **CB45B/165**
Land Registration District **Canterbury**
Date Issued 09 July 1998

Prior References
CB518/8

Estate Fee Simple
Area 568 square metres more or less
Legal Description Lot 1 Deposited Plan 78740


Registered Owners
Geoffrey Richard Colvin and Emiko Colvin

Interests

2320 Order in Council imposing Building Line Restriction - 7.4.1948 at 10.55 am
A358828.2 Easement Certificate specifying the following easements - produced 1.7.1998 at 12.26 pm and entered 9.7.1998 at 9.00 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Drain water	Lot 1 Deposited Plan 78740 - herein	B DP 78740	Lot 2 Deposited Plan 78740 - CT CB45B/166	
Drain sewage	Lot 2 Deposited Plan 78740 - CT CB45B/166	A DP 78740	Lot 1 Deposited Plan 78740 - herein	

The above easements will be subject to Section 243(a) Resource Management Act 1991 when created
9901411.3 Mortgage to Bank of New Zealand - 24.11.2014 at 1:06 pm



Rental
Appraisal

Rental

Appraisal

OFFICE ROAD
REAL ESTATE



BIRDS NEST
property management



personalised property management

19/04/2023

APPRAISAL OF RENTAL VALUE

9 Cargill Place, Richmond, Christchurch

Situated in a peaceful quiet cul-de-sac on a large secure section with well established trees and gardens.

This home consists of 3 double bedrooms, a large family sized bathroom, modern kitchen and dining that flows out to a lovely terraced area and the sunny back yard. Large separate lounge and a double garage.

Light and bright with a neutral palette and colour scheme.

Quality fixtures, fittings and appliances. Comfort assured with Logburner in the lounge.

Located in a popular area only 10 minutes from the city with a multitude of shopping, dining and entertainment options, close to many parks and reserves, QE2, the Palms shopping Centre and easy transport options.

In zone for many schools including the newly built Shirley Boys and Avonside Girls High School.

We believe a realistic rent of the townhouse based on the current market (being dependant on what else is available at the time) unfurnished for a 12 month tenancy would 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 extra \$50 if furnished

Current Comparable Listings : 43 Pavitt Street, 3 bed 1 bath garage \$510 per week

16 Nicholls Street, 3 bed 1 bath \$500 per week

23 Tweed Street, 3 be3d 1 bath \$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

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	520,000	0.211986	\$1,102.33
Uniform Annual General Charg	Per Unit	1	153.000000	\$153.00
Water Connected	Capital Value	520,000	0.067836	\$352.75
Land Drainage	Capital Value	520,000	0.035731	\$185.80
Sewerage	Capital Value	520,000	0.075347	\$391.80
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	520,000	0.001886	\$9.81
Heritage Arts Centre	Capital Value	520,000	0.000416	\$2.16
Total for Christchurch City Council				\$2,408.92

Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	520,000	0.000257	\$1.34
WEC Class D	Capital Value	520,000	0.000364	\$1.89
General Rate	Capital Value	520,000	0.035381	\$183.98
Urban Transport:Chch	Capital Value	520,000	0.030308	\$157.60
WFPP Class A	Capital Value	520,000	0.000565	\$2.94
Rating Unit Annual Charge	Per Unit	1	42.530000	\$42.53
Air Quality	Capital Value	520,000	0.000982	\$5.11
Civil Defence UAGC	Per Unit	1	11.960000	\$11.96
GC Transport & Development	Capital Value	520,000	0.000419	\$2.18
Total for Canterbury Regional Council				\$409.53

TOTAL RATES

TOTAL RATES FOR 2023/2024 YEAR (GST inclusive) \$2,818.45

**Proof
of Insurance**



Proof

Of Insurance

OFFICE ROAD
REAL ESTATE

AMI Insurance



Policy schedule
Premier Rental Property Policy

Customer

The Trustees of Colvin Family Trust

Insured asset

The house situated at 9 Cargill Place, Shirley, Christchurch
Floor area of dwelling including basement/attached garage - 100m²
Floor area of detached garage and outbuildings - 36m²
Number of dwellings - 1

AMI reference

6526815D04

Period of cover
25/06/2023 to 25/06/2024

House sum insured

\$570,500

Total sum insured

\$570,500

Optional covers selected by you

No excess for glass or sanitary fixtures claims
Cover for landlord's contents to the value of \$10,000
Lost rent cover for 1 unit(s)

Optional covers also available but not selected by you

Cover for theft or deliberate damage by tenants
Cover for tenants vacating without notice

Excesses applicable

Your excess is the first amount you must pay towards the cost of any claim you make.

Excess on any claim unless specifically mentioned below or in your policy wording.
Claims under Cover for your house for natural disaster damage (as defined in the
Earthquake Commission Act 1993) to items not covered by the Earthquake Commission.

No excess applies to certain sections of your policy, please refer to your policy wording and any Special Terms
included in this Policy Schedule.

Interested parties

TSB Bank Limited
PO Box 240, Taranaki Mail Centre, New Plymouth 4340, NEW ZEALAND

The Trustees of Colvin Family Trust comprise:

Mrs Emiko Colvin
Mr Geoffrey Colvin

7086524 03057 02 05526

**Additional
Documentation Link**



**Additional
Documentation Link**

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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MORGAN@OFFICEROAD.CO.NZ | 0274131640

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REAL ESTATE

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