

**Property
Info Pack**



Property Info Pack

**95 Northmoor Boulevard,
Rolleston**

OFFICE ROAD
REAL ESTATE

PROPERTY INFO PACK



215m²



718m²



4



2



2



2

PROPERTY DETAILS

ADDRESS:

95 Northmoor Boulevard, Rolleston

LEGAL DESCRIPTION:

Lot 42 DP 574327

PROPERTY TITLE TYPE:

Freehold

PROPERTY AGE

2024

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/2adqefvr>

3D VIRTUAL TOUR:

<https://tinyurl.com/29ct9hfd>

FULL DOCUMENTATION DOWNLOAD:

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

PROPERTY DESCRIPTION

HIGH SPEC FAMILY LIVING ON NORTHMOOR!

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

Nestled at 95 Northmoor Boulevard, Rolleston, this contemporary architectural masterpiece awaits its discerning owner. A new build boasting sophistication and functionality, this residence sprawls over a generous 718m² of land, offering ample space for your family's dreams to flourish. With 215m² (approx.) of living space, this home beckons you into a realm of luxury and comfort.

As you step through the large double doors, you're greeted by a grand entryway adorned with wrap-around laminate planking, guiding you seamlessly into the heart of the home. The open-plan living, dining, and kitchen areas exude elegance, complemented by a dual waterfall island and oak-inspired overhead cabinets, coupled in with a separate champagne bar and large format scullery. All surfaces beautifully adorn high quality engineered stone benchtops.

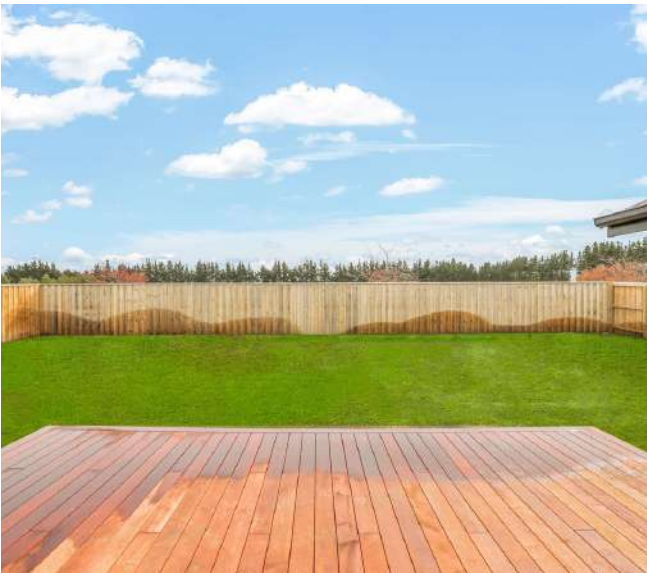
The layout of this abode is thoughtfully designed, boasting a dual-zoned configuration that embraces both a master wing and a guest wing. The master suite pampers you with its outdoor access, walk-in wardrobe, and a lavish tiled ensuite complete with Englefield fixtures. A separate media room offers a serene space to unwind, while Bluetooth smart lighting adds a modern touch of convenience throughout the living spaces.

With four double bedrooms, two bathrooms, and two toilets, this home ensures comfort and privacy for every member of the family. Storage is abundant, complemented by two heat pumps and a fully controlled guest wing ducted heating system. Built to the most recent H1 building standards (ensuring a warmer, dryer home), you can guarantee all year-round comfort.

Outdoors, an expansive Kwila deck awaits, positioned to capture the warmth of the afternoon sun. The hydroseeded rear lawn provides a blank canvas for your landscaping aspirations, while a double internal access garage offers convenience and additional storage options.

Ideally situated just 25 minutes from Christchurch CBD, Rolleston presents a thriving community with an abundance of amenities, from cafes and restaurants to parks and excellent schooling options. Whether you're upsizing, starting a family, or returning from overseas, this home epitomizes modern living in a vibrant setting.

PROPERTY PHOTOGRAPHY



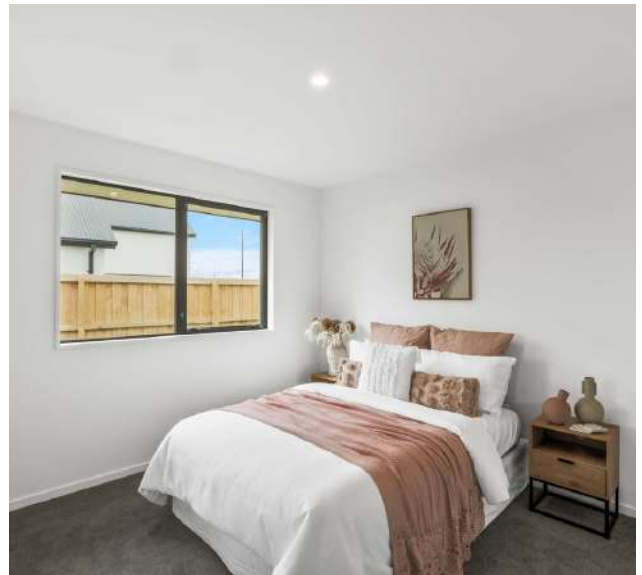
PROPERTY PHOTOGRAPHY



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 **1049528**
Land Registration District **Canterbury**
Date Issued 26 May 2022

Prior References
977881

Estate Fee Simple
Area 718 square metres more or less
Legal Description Lot 42 Deposited Plan 574327

Registered Owners
Home & Castle Developments Limited

Interests

Subject to Section 8 Mining Act 1971

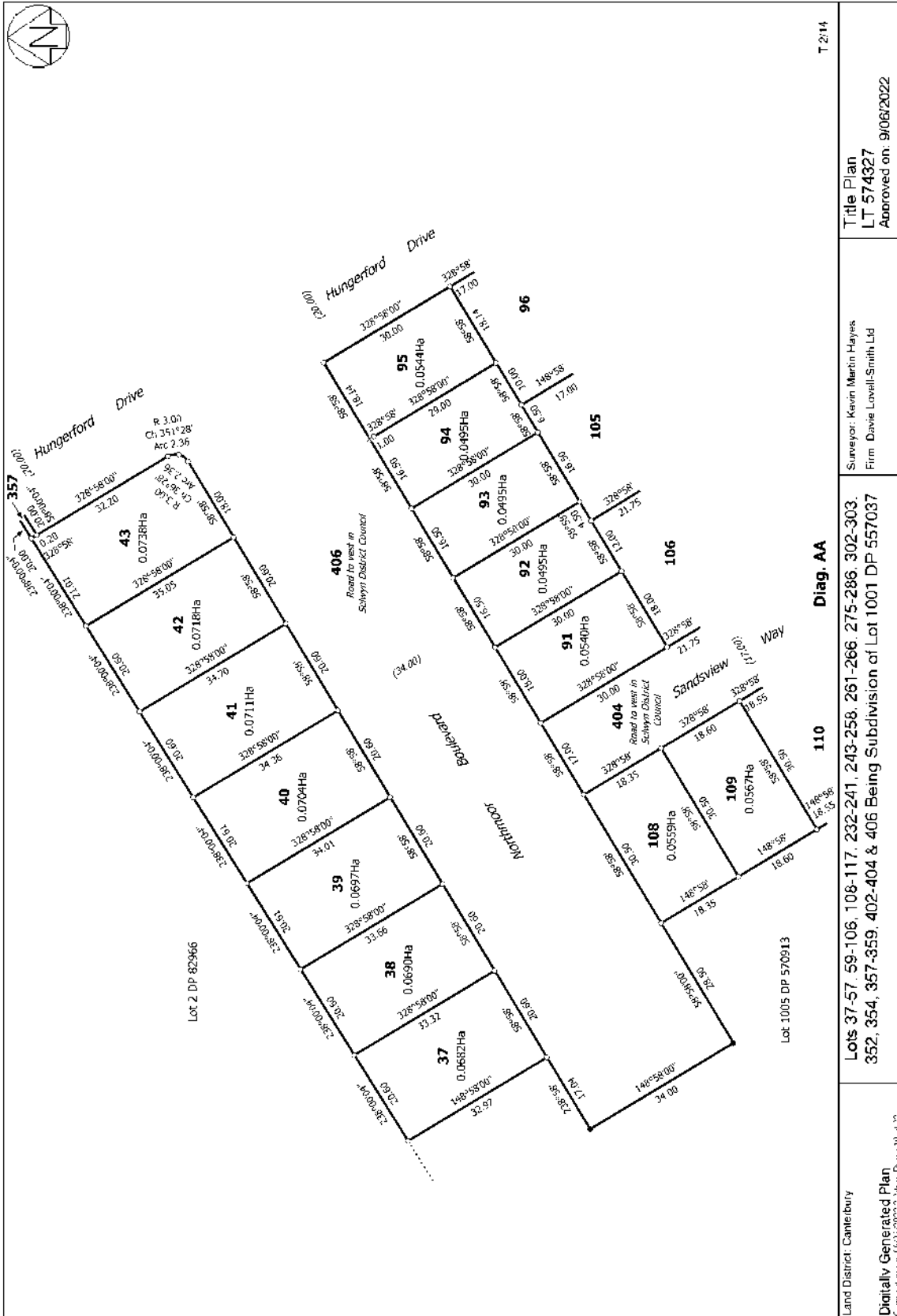
Subject to Section 168A Coal Mines Act 1979

12419755.8 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 26.5.2022 at 3:14 pm

12419755.13 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 26.5.2022 at 3:14 pm

Land Covenant (in gross) in favour of Selwyn District Council created by Covenant Instrument 12419755.19 - 26.5.2022 at 3:14 pm

Land Covenant in Covenant Instrument 12419755.22 - 26.5.2022 at 3:14 pm (limited as to duration)



Land District: Cambridgeshire
 Digitally Generated Plan
 Cambridgeshire Local Land Charge Register

Surveyor: Kevin Martin Hayes
 Firm: Davie Lovell-Smith Ltd

Diag. AA
 Lots 37-57, 59-106, 108-117, 232-241, 243-258, 261-266, 275-286, 302-303, 352, 354, 357-359, 402-404 & 406 Being Subdivision of Lot 1001 DP 557037

Title Plan
 LT 574327
 Approved on: 9/06/2022

Rental
Appraisal



Rental

Appraisal

OFFICE ROAD
REAL ESTATE



BIRDS NEST

property management

Rental Assessment

Date: 14 February 2024

Property: 95 Northmoor Boulevard, Rolleston, 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:

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- Situated in growing Rolleston, walking distance to Schools, Parks, Aquatic Centre, Amenities
- Large bedrooms with built in robes and ample storage, luxurious bathrooms / ensuite
- Quality fixtures and fittings and comfort assured with double glazing, full insulation, heatpump
- Easy commute to the Airport and Christchurch CBD with the new motorway

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:

\$680 - \$700 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



(<http://www.selwyn.govt.nz>)

Current Rating Year (2023/2024)

[Make a payment \(/rates/properties/pay?valuation_id=2405531907\)](/rates/properties/pay?valuation_id=2405531907)

Valuation No.	24055-31907
Location	95 Northmoor Boulevard, Rolleston
Legal Description	Lot 42 DP 574327
Certificate of Title	1049528
Ward No.	3
Zone	1A
Use	99
Category	RV
TORAS	121000
Property Area (hectares)	0.0718

Current Rating Valuation

Land Value	\$430,000
Improvements Value	\$0
Capital Value	\$430,000
Nature of Improvements	(/rates/improvements)

Rates Information

Current Rating Year 2023/2024

Current Year Rates Instalments

Instalment 1.	\$505.20
Instalment 2.	\$505.20
Instalment 3.	\$505.20
Instalment 4.	\$505.20
Current Year's Rates	\$2,020.80
Previous Year's Rates	\$0.00

Rates for Current Year 2023/2024

Type	Description (Basis)	Differential	Factor	Rate	Estimated Amt
011	General Purposes Rate (C)	District	430,000.00	0.00081703	\$351.30
015	Sewerage (U)	Rolleston	0.50	610.00	\$305.00
054	Library Charge (U)	District	1.00	246.00	\$246.00
068	Civil Defence Emergency Mgmt (U)	District	1.00	11.9600	\$11.95
071	Urban Water Supply Rate (U)	Rolleston	1.00	308.00	\$308.00
113	Uniform Annual General Charge (U)	District	1.00	321.00	\$321.00
123	General (C)	District	430,000.00	0.00036058	\$155.05
143	Passenger Transport Urban (U)	District	1.00	169.15	\$169.15
152	Works and Services (C)	District	430,000.00	0.000006890	\$2.95
214	Uniform Annual General Charge (U)	District	1.00	42.53	\$42.55
215	Water Race (Amenity) Rate (U)	District	1.00	45.00	\$45.00
297	Transport and Development (C)	Greater Christchurch	430,000.00	0.00000427	\$1.85
352	Freshwater Management (C)	Selwyn-Waihora Water Zone	430,000.00	0.00000701	\$3.00
380	Canterbury Museum Levy (U)	District	1.00	37.00	\$37.00
401	Biodiversity Land Drainage & River Works (U)		1.00	21.00	\$21.00
Total					\$2,020.80

History

Year	Land Value	Capital Value	Annual Rates
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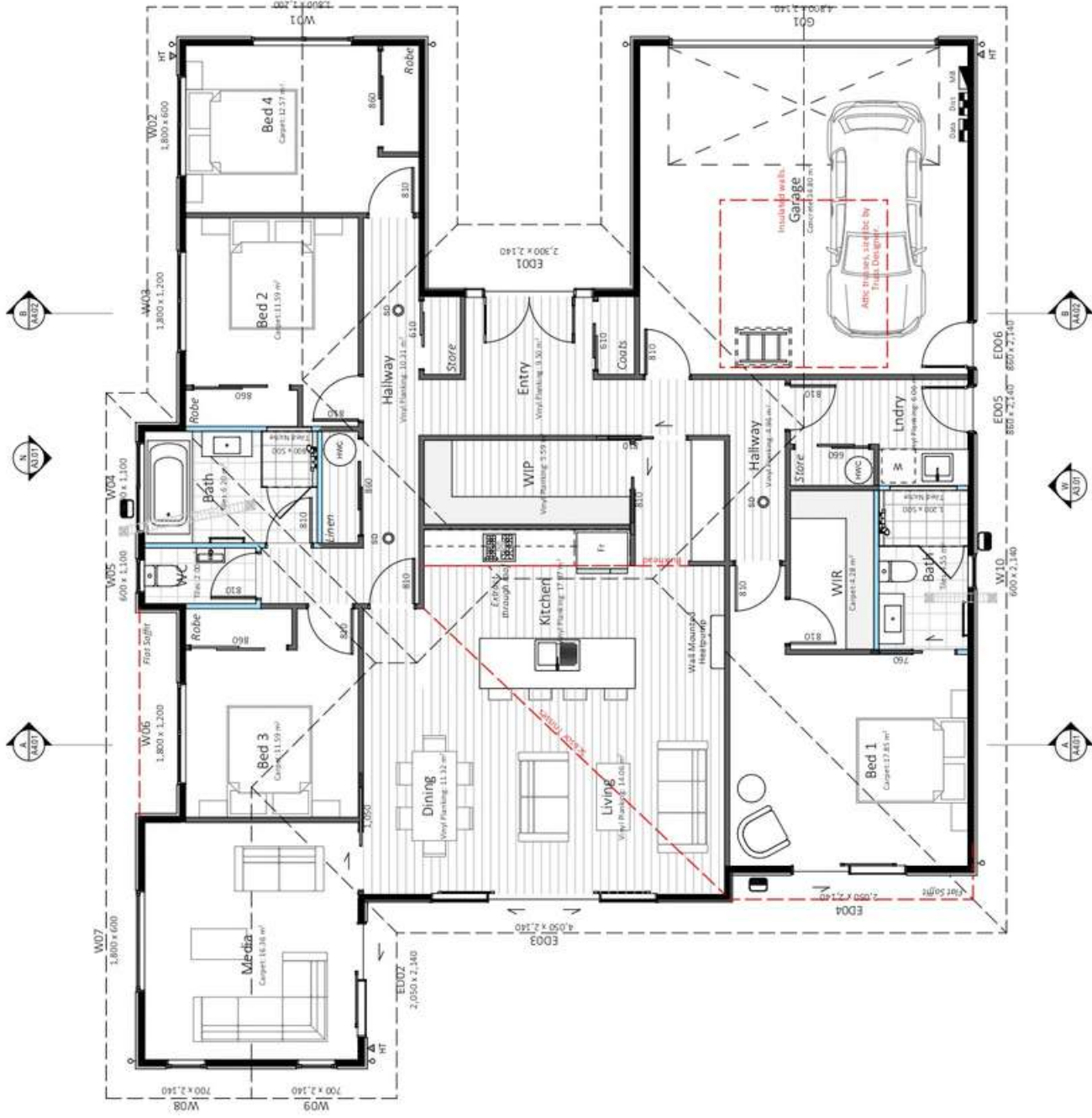
2D
Floor Plan



2D

Floor Plan

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95 NORTHMOOR BOULEVARD, ROLLESTON, TOTAL APPROX FLOOR AREA = 215M2

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.

**Additional
Documentation Link**



Additional

Documentation Link

OFFICE ROAD
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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.

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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**
RESIDENTIAL

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