

**Property
Info Pack**



Property Info Pack

26 Henley Close, Rolleston

OFFICE ROAD
REAL ESTATE

PROPERTY INFO PACK



246m²



777m²



4



2



2



2

PROPERTY DETAILS

ADDRESS:

26 Henley Close, Rolleston

LEGAL DESCRIPTION:

Lot 70 DP 398707

PROPERTY TITLE TYPE:

Freehold

PROPERTY AGE

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/25zt4w57>

3D VIRTUAL TOUR:

<https://tinyurl.com/22hg3btm>

FULL DOCUMENTATION DOWNLOAD:

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

PROPERTY DESCRIPTION

YOUR DREAM FAMILY HOME AWAITS

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

Welcome to 26 Henley Close, Rolleston - a stunning family haven nestled in a prime location. Built in 2009, this modern residence offers 246m² (approx.) of living space on a generous 777m² section, perfect for families and upsizers seeking room to grow. Recently refreshed with new carpet, paint, and drapes, this home exudes warmth and contemporary elegance.

Step inside to discover four spacious bedrooms, including a luxurious master suite featuring a walk-in wardrobe and a private ensuite. The heart of the home is the inviting open plan dual living areas, where a wood burner and heat transfer system ensure comfort throughout the seasons. The open plan kitchen and dining area flow seamlessly, providing an ideal space for entertaining and family gatherings.

The property's exterior is equally impressive, with a large freehold section offering ample space for outdoor living, including a *spa for those cold winter nights. The double garage, complete with rear roller door access, provides convenience and additional secure storage options for a small boat or trailer.

Rolleston, a thriving community just a short drive from Christchurch, combines the best of suburban living with easy access to city amenities. Known for its excellent schools, parks, and shopping centres, Rolleston is an ideal choice for those seeking a balanced lifestyle

Unlock the potential of this property and make it yours today. Contact us now to arrange a private viewing or walk the 3D virtual tour today and take the first step towards securing your future family home.

*Refer to disclosures

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



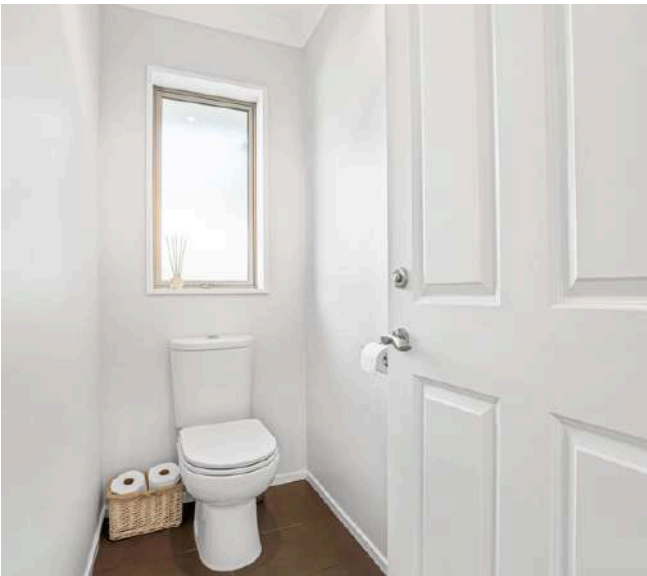
PROPERTY PHOTOGRAPHY



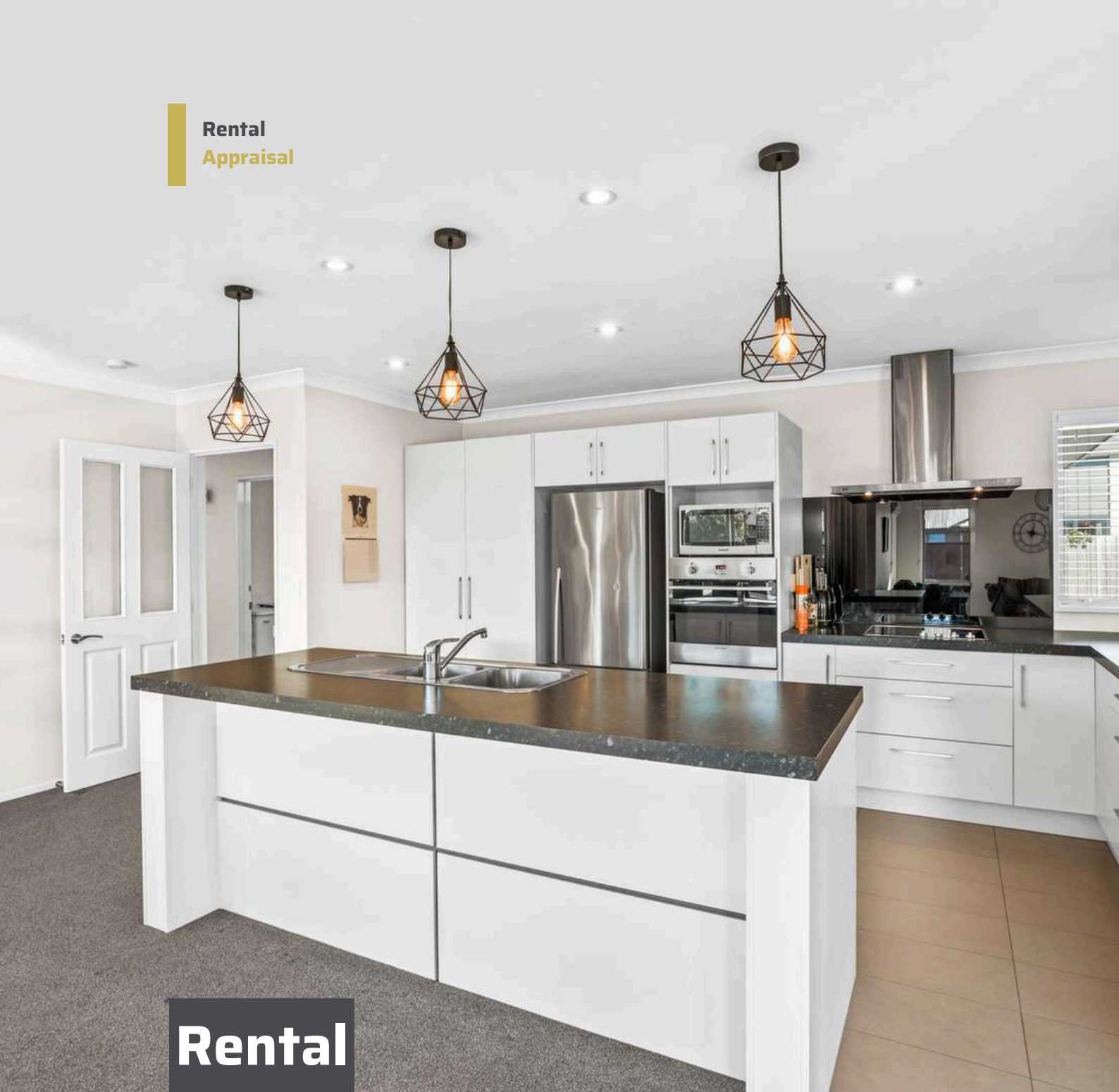
PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



**Rental
Appraisal**



Rental

Appraisal

OFFICE ROAD
REAL ESTATE



BIRDS NEST

property management

Rental Assessment

Date: 22nd July 2024

Property: 26 Henley Close, Rolleston, Selwyn, 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:



- Family home in the sought after community of Rolleston with easy access to schools and local amenities
- Consisting of 4 large bedrooms with built in robes, two bathrooms, open plan living and media room
- Quality fixtures and fittings, built for comfort with double glazing, full insulation and heatpump
- Fully fenced easily maintained section, double internal access garage and easy off street 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:

\$670 - \$680 per week unfurnished

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 Certified

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

"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 for us. We have really appreciated." John. P, July 2023

REINZ ACCREDITED RESIDENTIAL PROPERTY MANAGER MEMBER

Rates



Rates

OFFICE ROAD
REAL ESTATE

Current Rating Year (2024/2025)

Make a payment (/rates/properties/pay?valuation_id=2405134670)

Valuation No.	2405134670
Location	26 Henley Close, Rolleston
Legal Description	LOT 70 DP 398707
Certificate of Title	393551
Ward No.	3
Zone	9A
Use	91
Category	RD200
TORAS	111000
Property Area (hectares)	0.0777

Current Rating Valuation

As valued at 1 September 2021

Land Value	\$440,000
Improvements Value	\$380,000
Capital Value	\$820,000
Nature of Improvements	DWG OI (/rates/improvements)

Rates Information

Current Rating Year 2024/2025

Current Year Rates Instalments

Instalment 1.	\$1,113.70
Instalment 2.	\$1,113.70
Instalment 3.	\$1,113.70
Instalment 4.	\$1,113.70
Current Year's Rates	\$4,454.80
Previous Year's Rates	\$3,876.25

Rates for Current Year 2024/2025

Type	Description (Basis)	Differential	Factor	Rate	Estimated Amt
011	General Purposes Rate (C)	District	820,000.00	0.00098857	\$810.65
054	Library Charge (U)	District	1.00	258.00	\$258.00
068	Civil Defence Emergency Mgmt (U)	District	1.00	14.3000	\$14.30
069	Refuse Uniform Charge (U)	District	1.00	31.00	\$31.00
090	Recreation Reserve Rate (U)	District	1.00	184.00	\$184.00
091	Community Centre Rate (U)	District	1.00	201.00	\$201.00
113	Uniform Annual General Charge (U)	District	1.00	388.00	\$388.00
123	General (C)	District	820,000.00	0.00039651	\$325.15
143	Passenger Transport Urban (U)	District	1.00	195.72	\$195.70
152	Works and Services (C)	District	820,000.00	0.000007620	\$6.25
214	Uniform Annual General Charge (U)	District	1.00	45.16	\$45.15
215	Water Race (Amenity) Rate (U)	District	1.00	54.00	\$54.00
297	Transport and Development (C)	Greater Christchurch	820,000.00	0.00000428	\$3.55
301	Refuse Recycling Rate (U)	District	1.00	90.00	\$90.00
331	Swimming Pools (U)	Zone 1	1.00	193.00	\$193.00
343	Refuse-Organic Wheelie Bin (U)	District	1.00	194.00	\$194.00
352	Freshwater Management (C)	Selwyn-Waihora Water Zone	820,000.00	0.00000968	\$7.95
380	Canterbury Museum Levy (U)	District	1.00	38.00	\$38.00
381	Refuse-Wheelie Bin 80 Litres (U)	District	1.00	157.00	\$157.00
401	Biodiversity Land Drainage & River Works (U)	District	1.00	27.00	\$27.00
405	Urban Water Supply (U)	District	1.00	370.00	\$370.00
406	Stormwater (U)	District	1.00	152.00	\$152.00
408	Sewerage (U)	District	1.00	702.00	\$702.00
801	District Rivers Management (U)	District	1.00	0.711	\$7.10

Type	Description (Basis)	Differential	Factor	Rate	Estimated Amt
Total					\$4,454.80

History

Year	Land Value	Capital Value	Annual Rates
2023/2024	\$440,000	\$820,000	\$3,876.25
2022/2023	\$440,000	\$820,000	\$3,684.40
2021/2022	\$195,000	\$610,000	\$3,455.80
2020/2021	\$195,000	\$610,000	\$3,276.55
2019/2020	\$195,000	\$610,000	\$3,259.55
2018/2019	\$185,000	\$600,000	\$3,089.80
2017/2018	\$185,000	\$600,000	\$2,881.95
2016/2017	\$185,000	\$600,000	\$2,834.10
2015/2016	\$175,000	\$495,000	\$2,759.65
2014/2015	\$175,000	\$495,000	\$2,657.35

**Proof of
Insurance**



**Proof of
Insurance**

OFFICE ROAD
REAL ESTATE



**Your Home and Contents
Insurance
Certificate of Currency**

MRS MICHELLE KINILAU
MR DANIEL KINILAU
26 HENLEY CL
ROLLESTON ROLLESTON 7614

Your policy number:

HOMP6000073095

**We'll use this to retrieve your
policy details if you contact us.**

Date Issued: 22 July 2024

Certificate of Currency

The details below are current as at the date of issue of this Certificate of Currency. We only provide cover from the cover effective date to the policy end date. Cover will not yet have commenced if the cover effective date is later than the date of issue. Please note the policy may be cancelled or amended at any time after this Certificate of Currency was issued.

Insured(s):	Mrs Michelle Kinilau Mr Daniel Kinilau
Policy number:	HOMP6000073095
Type of Insurance:	Home insurance
Cover effective from:	1 December 2023
Policy end:	1 December 2024
Property Address:	26 HENLEY CL, ROLLESTON SELWYN, 7614
Interested Parties:	ASB Bank Limited
Home Sum Insured:	\$729,215

We are here to help

If you have any questions or need our help, please contact us on 0800 200 252.

Yours sincerely

The team at ASB

ASB Insurance is underwritten by IAG.



2D
Floor Plan



2D

Floor Plan



E1 PLAN 1

26 HENLEY CLOSE, ROLLESTON, TOTAL APPROX FLOOR AREA = 246M2 (APPROX.)

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

**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

Property Estimates Delivered Instantly



www.instantestimate.co.nz



**MORGAN
PERRY**
RESIDENTIAL

OFFICE ROAD
REAL ESTATE

A proud member of AGENT X (2021) LTD - Licensed Agent REAA (2008).

This document is confidential and may not be distributed, copied or used without the prior consent of Office Road Real Estate Limited. We do not accept liability of any actions, decisions, or outcomes as a result of any advice given within this document. We recommend seeking legal and/or technical advice prior to entering into any agreement for sale & purchase.

