

**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/2xwke7g3>

3D VIRTUAL TOUR:

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

FULL DOCUMENTATION DOWNLOAD:

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

PROPERTY DESCRIPTION

LARGE LIVING SPACES, HUGE BEDROOMS – THE PERFECT FAMILY RETREAT!

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



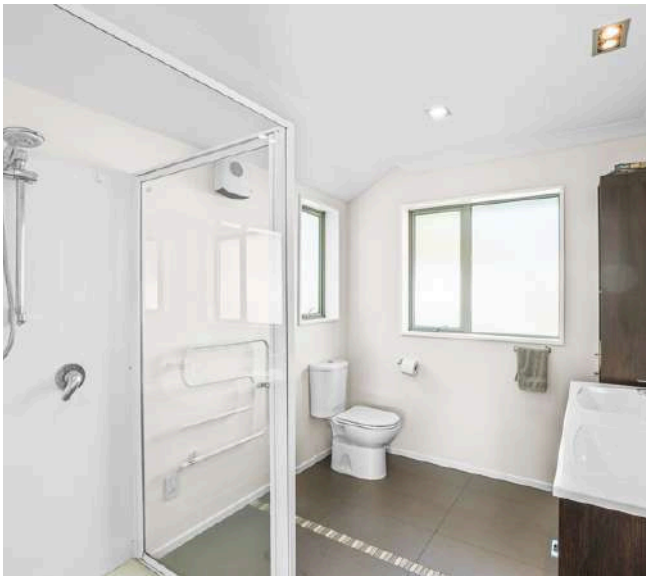
PROPERTY PHOTOGRAPHY



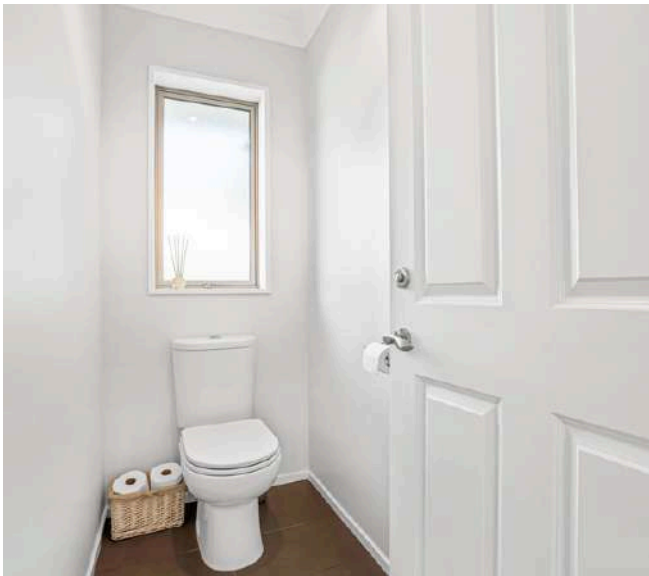
PROPERTY PHOTOGRAPHY



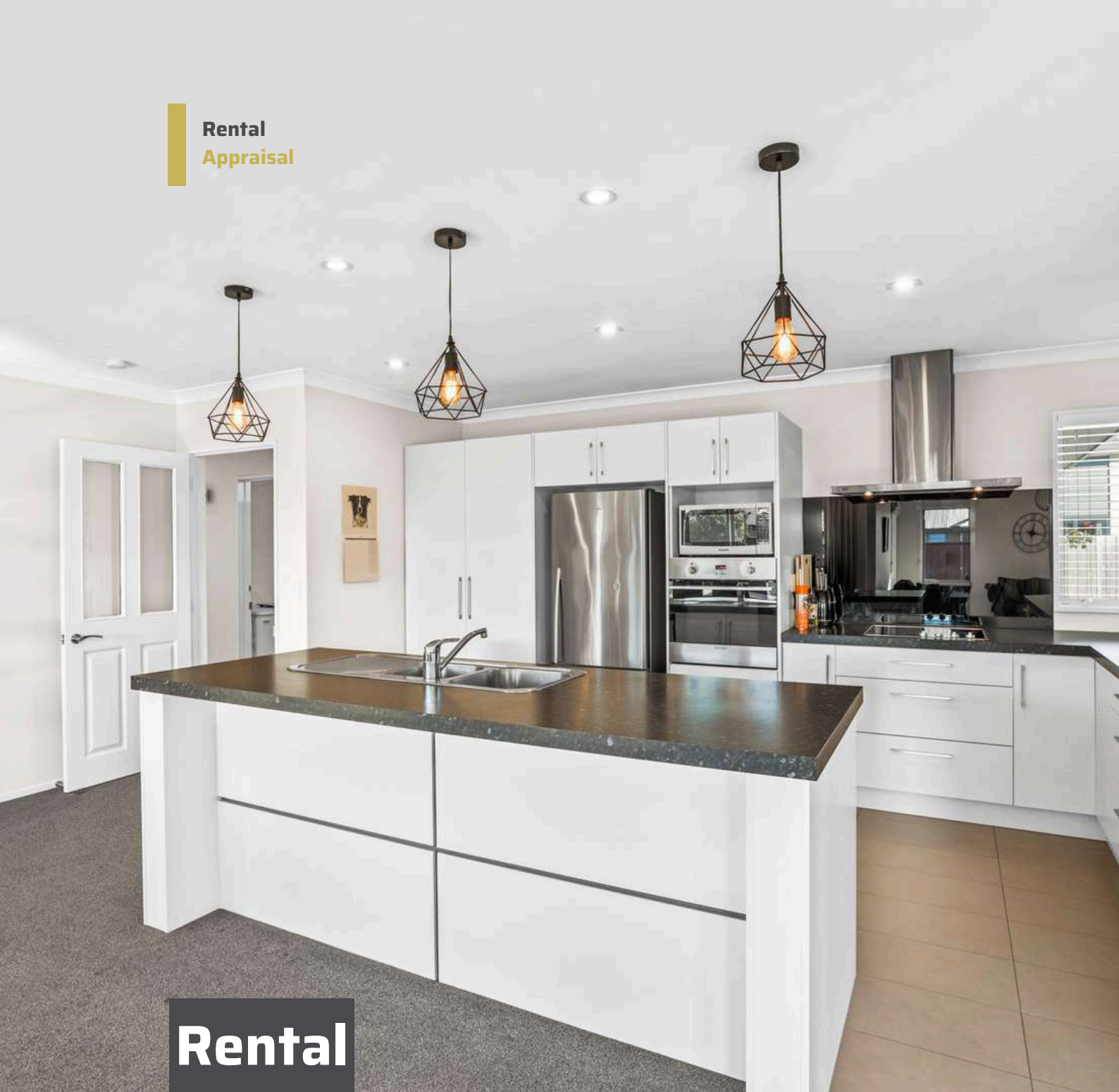
PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



**Rental
Appraisal**



Rental

Appraisal

OFFICE ROAD
REAL ESTATE



BIRDS NEST
property management

RENTAL ASSESSMENT



22 January 2025

26 Henley Close, Rolleston, Selwyn
Christchurch

Beds	Bath	Parking
 4	 2	 2

Thank you for the opportunity for Birds Nest to conduct a rental assessment for your property.

After carefully examining the key features, photographs, listing details, and relevant market data, we're excited to share our findings.

Based on our assessment, we estimate that the fair market rent for your unfurnished property would be between **\$680 - \$700** per week.

Our evaluation considers your property in relation to currently advertised listings, recently rented properties, current rental statistics, and market feedback.

Birds Nest Property Management:

Tailored Property Management Solutions

At Birds Nest Property Management, we understand that effective property management is not one-size-fits-all. Each investment property requires a unique strategy tailored to its specific needs. Our services are designed to provide comprehensive support for property owners, including efficient rent collection to ensure prompt payments, detailed financial reporting with monthly and yearly statements, and targeted marketing to attract ideal tenants.

Our proactive approach includes direct communication with tenants to foster positive relationships and effectively manage their needs. We are committed to assisting you in successfully renting your property to suitable tenants while providing ongoing day-to-day management. If you have any questions or require further information about our services, please do not hesitate to get in touch.



JEN BIRD
DIRECTOR
p. 027 512 6302
e. jen@birdsnestpm.co.nz

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)

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

2D
Floor Plan



2D

Floor Plan

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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

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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.

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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
IN A LISTING & SALE, EARN YOURSELF 12
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MORGAN@OFFICEROAD.CO.NZ | 0274131640

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