

A photograph of a modern, two-story townhouse with light-colored horizontal siding and dark window frames. The house has a gabled roof and a dark metal downspout. In the foreground, there is a dark brown wooden fence with a black metal gate. The sky is blue with some light clouds.

**Property  
Info Pack**

# Property Info Pack

**2/44 Antigua Street, Addington**

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**OFFICE ROAD**  
REAL ESTATE

## PROPERTY INFO PACK

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68m<sup>2</sup>



61m<sup>2</sup>



2



1.5



1



1 carpark

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# PROPERTY DETAILS

### ADDRESS:

2/44 Antigua Street, Addington

### LEGAL DESCRIPTION:

Lot 2 DP 575958

### PROPERTY TITLE TYPE:

Freehold

### PROPERTY AGE

2023

### 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/27vzc5fc>

### FULL DOCUMENTATION DOWNLOAD:

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

# PROPERTY DESCRIPTION

## URGENT – VENDOR MUST SELL!

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

Ease, comfort, and centrality are at the forefront of this residence that delivers an exceptional experience in Addington.

Designed by Stufkens & Chambers Architects, 2/44 Antigua Street sits within the heart of Addington, on the fringe of the ‘four avenues’.

Open plan living plays a prominent role throughout this modern townhouses 68m<sup>2</sup> footprint, with quality chattels offered by Fisher & Paykel. Other key features at 2/44 Antigua Street include engineered stone benchtops, recessed LED downlights, 100% nylon carpet, and keyless access.

With centrality and CBD ease of access at the top of mind, Addington ranked in 2023 as the most liveable suburb in New Zealand, with close proximity to Christchurch’s inner city hustle and bustle. Also close to Antigua Street you will find the Metro Sports Facility, Hagley Park, and many cafes, bars, and restaurants.

Whether you’re wanting to downsize, looking for a well-placed, low-maintenance first home, or looking to diversify your property portfolio, you can rest assured that being up to healthy home specifications will allow for modern, high-comfort, low maintenance living or investment.

2/44 Antigua comes with one car park located only a few meters from the unit, ensuring late-night safety and peace of mind.

Our vendors must sell and have priced the opportunity accordingly, so touch base today to book a private viewing or join us at one of our open homes.

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](http://www.officeroad.co.nz).

# PROPERTY PHOTOGRAPHY



# PROPERTY PHOTOGRAPHY



Certificate  
Of Title



Certificate

Of Title

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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** **1058345**  
**Land Registration District** **Canterbury**  
**Date Issued** 02 March 2023

**Prior References**

CB20F/378	CB21B/758	CB240/17
CB35D/1076	CB449/21	CB458/105

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**Estate** Fee Simple  
**Area** 61 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 575958

**Registered Owners**

Alexander Stuart Wolfe Murray

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**Estate** Fee Simple - 1/13 share  
**Area** 462 square metres more or less  
**Legal Description** Lot 28 Deposited Plan 575958

**Registered Owners**

Alexander Stuart Wolfe Murray

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**Estate** Fee Simple - 1/27 share  
**Area** 578 square metres more or less  
**Legal Description** Lot 30 Deposited Plan 575958

**Registered Owners**

Alexander Stuart Wolfe Murray

**Interests**

Subject to Section 241(2) Resource Management Act 1991 (affects DP 575958)

Subject to a right to drain water over part Lot 2 DP 575958 marked SC & SD and a party wall easement over part Lot 2 DP 575958 marked B & C and a right of way on foot over part Lot 28 DP 575958 marked GB & ZA, a right of way over part Lot 28 DP 575958 marked GA, RA & RB, a right to drain sewage and a right to convey water over part Lot 28 DP 575958 marked TM, TT & ZA, all on DP 575958 created by Easement Instrument 12599366.4 - 2.3.2023 at 1:42 pm

Appurtenant to Lot 2 DP 575958 are rights of way on foot, a right of way, a right to drain water and sewage, rights to convey electricity, a right to convey telecommunications, rights to store refuse bins and party wall easements created by Easement Instrument 12599366.4 - 2.3.2023 at 1:42 pm

The easements created by Easement Instrument 12599366.4 are subject to Section 243(a) Resource Management Act 1991 Land Covenant in Covenant Instrument 12599366.6 - 2.3.2023 at 1:42 pm (affects Lots 2 & 28 DP 575958)

Land Covenant (in gross) in favour of Ruskin Quarter Residents' Association Incorporated created by Covenant Instrument 12599366.8 - 2.3.2023 at 1:42 pm

12708596.4 Mortgage to Westpac New Zealand Limited - 13.4.2023 at 4:16 pm





Rental  
Appraisal



Rental

Appraisal

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OFFICE ROAD  
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# BIRDS NEST

property management

## Rental Assessment

Date: 20<sup>th</sup> August 2024

Property: 2/44 Antigua Street, Addington, Christchurch

Prepared for: Mogan 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:



- Nearly new townhouse situated in a highly sought after location close to the CBD and local amenities
- Consisting of 2 large bedrooms with built in robes, large family bathroom, ample storage, WC
- Quality fixtures and fittings, comfort with double glazing, full insulation, heatpump, healthy homes compliant
- Off street parking, currently tenanted until May 2025 for \$520 per week

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:

**\$520 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](mailto:jen@birdsnestpm.co.nz)

[www.birdsnestpm.co.nz](http://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 to manage. We have really appreciated." John. P, July 2023

REINZ ACCREDITED RESIDENTIAL PROPERTY MANAGER MEMBER



Rates

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# 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.

## Property Information

### Rates Details

For the Rating Year 1 July 2024 to 30 June 2025

#### Christchurch City Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
General Rate: Standard	Capital Value	650,000	0.238933	\$1,553.06
Uniform Annual General Charg	Per Unit	1	177.000000	\$177.00
Water Connected	Capital Value	650,000	0.067753	\$440.39
Land Drainage	Capital Value	650,000	0.042399	\$275.59
Sewerage	Capital Value	650,000	0.082545	\$536.54
Waste Minimisation	Per Unit	1	184.820000	\$184.82
Active Travel Rate	Per Unit	1	20.000000	\$20.00
Heritage(Cathedral)	Per Unit	1	6.520000	\$6.52
Heritage Arts Centre	Capital Value	650,000	0.000388	\$2.52
<b>Total for Christchurch City Council</b>				<b>\$3,196.44</b>

#### Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	650,000	0.000382	\$2.48
WEC Class D	Capital Value	650,000	0.000683	\$4.44
General Rate	Capital Value	650,000	0.039774	\$258.53
Urban Transport:Chch	Capital Value	650,000	0.034861	\$226.60
WFPP Class A	Capital Value	650,000	0.000753	\$4.89
Rating Unit Annual Charge	Per Unit	1	45.160000	\$45.16
Air Quality	Capital Value	650,000	0.000867	\$5.64
Civil Defence UAGC	Per Unit	1	14.300000	\$14.30
GC Transport & Development	Capital Value	650,000	0.000429	\$2.79
Biodiversity	Capital Value	650,000	0.000715	\$4.65
<b>Total for Canterbury Regional Council</b>				<b>\$569.48</b>

#### TOTAL RATES

**TOTAL RATES FOR 2024/2025 YEAR (GST inclusive) \$3,765.92**

Rental  
Appraisal

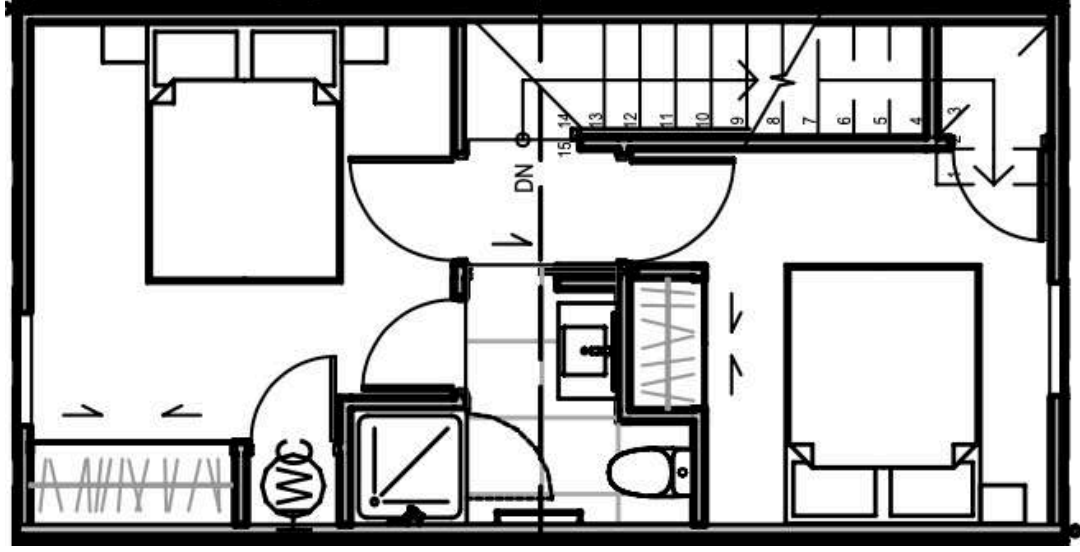
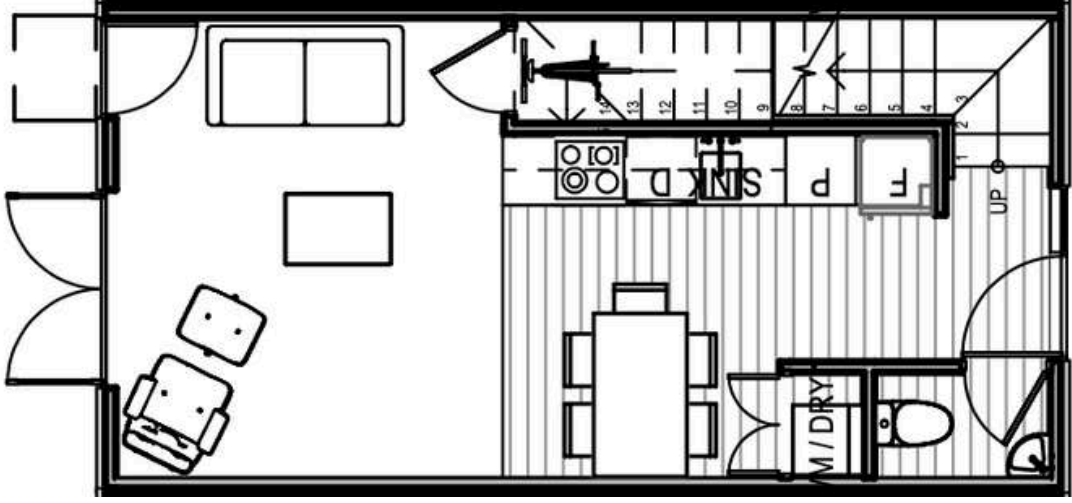


2D

Floor Plan

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**2/44 ANTIGUA STREET, CHRISTCHURCH TOTAL APPROX FLOOR AREA = 68M<sup>2</sup>**

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**

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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.

## **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  
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