

Property
Info Pack



Property Info Pack

35A Kuaka Crescent, Bromley

OFFICE ROAD
REAL ESTATE

PROPERTY INFO PACK



80m²



907m² (1/2 share)



3



1



1



2

PROPERTY DETAILS

ADDRESS:

35A Kuaka Crescent, Bromley

LEGAL DESCRIPTION:

Lot 59 DP 35984

PROPERTY TITLE TYPE:

Cross Lease

PROPERTY AGE

1980s

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/2ajkw4eh>

3D VIRTUAL TOUR:

<https://tinyurl.com/2a44bu5k>

FULL DOCUMENTATION DOWNLOAD:

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

PROPERTY DESCRIPTION

RENOVATED AND READY – PERFECT FAMILY HOME OR FIRST HOME OPPORTUNITY

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

Nestled in a peaceful rear section, this 1980s-built home at 35A Kuaka Crescent offers a blend of modern updates and cozy charm, perfect for first-home buyers, growing families, or those looking to downsize.

Renovated in 2021 and freshly painted, this 80m² home is vacant and move-in ready. It boasts three generously sized double bedrooms, each with built-in wardrobes. The smart layout includes a stylish, functional bathroom for everyday comfort, while the recently refreshed northwest-facing deck offers the perfect space for entertaining or unwinding in the sun.

One of the standout features of this home is the solar-powered hot water system, ensuring energy efficiency and cost savings. The double garage provides plenty of storage or space for hobbyists and car enthusiasts, a rare find for a home of this size.

Located just a 3-minute drive from Eastgate Mall and a 9-minute drive from the vibrant New Brighton Pier, this home offers the perfect balance of convenience and coastal living. Tucked away in a quiet, family-friendly neighbourhood, it provides a peaceful retreat from the city's hustle while keeping all amenities within easy reach.

Whether you're stepping onto the property ladder or searching for a low-maintenance family home, this charming property combines comfort, practicality, and value. Don't miss the opportunity to make it yours!

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

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





Certificate
Of Title

Certificate

Of Title

OFFICE ROAD
REAL ESTATE



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE**



**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**

R.W. Muir
Registrar-General
of Land

Identifier **CB27F/281**
Land Registration District **Canterbury**
Date Issued 15 July 1985

Prior References
CB15A/186

Estate Fee Simple - 1/2 share
Area 907 square metres more or less
Legal Description Lot 59 Deposited Plan 35984
Registered Owners
Jeremy Kearton Field

Estate	Leasehold	Instrument	L 556205.1
		Term	999 years from 1.8.1984
Legal Description	Flat 2 Deposited Plan 48784		
Registered Owners	Jeremy Kearton Field		

Interests

36897.1 Transfer creating the following easement in gross (affects fee simple)

Type	Servient Tenement	Easement Area	Grantee	Statutory Restriction
Drain water	Lot 59 Deposited Plan 35984 - herein	part herein	The Christchurch Drainage Board	

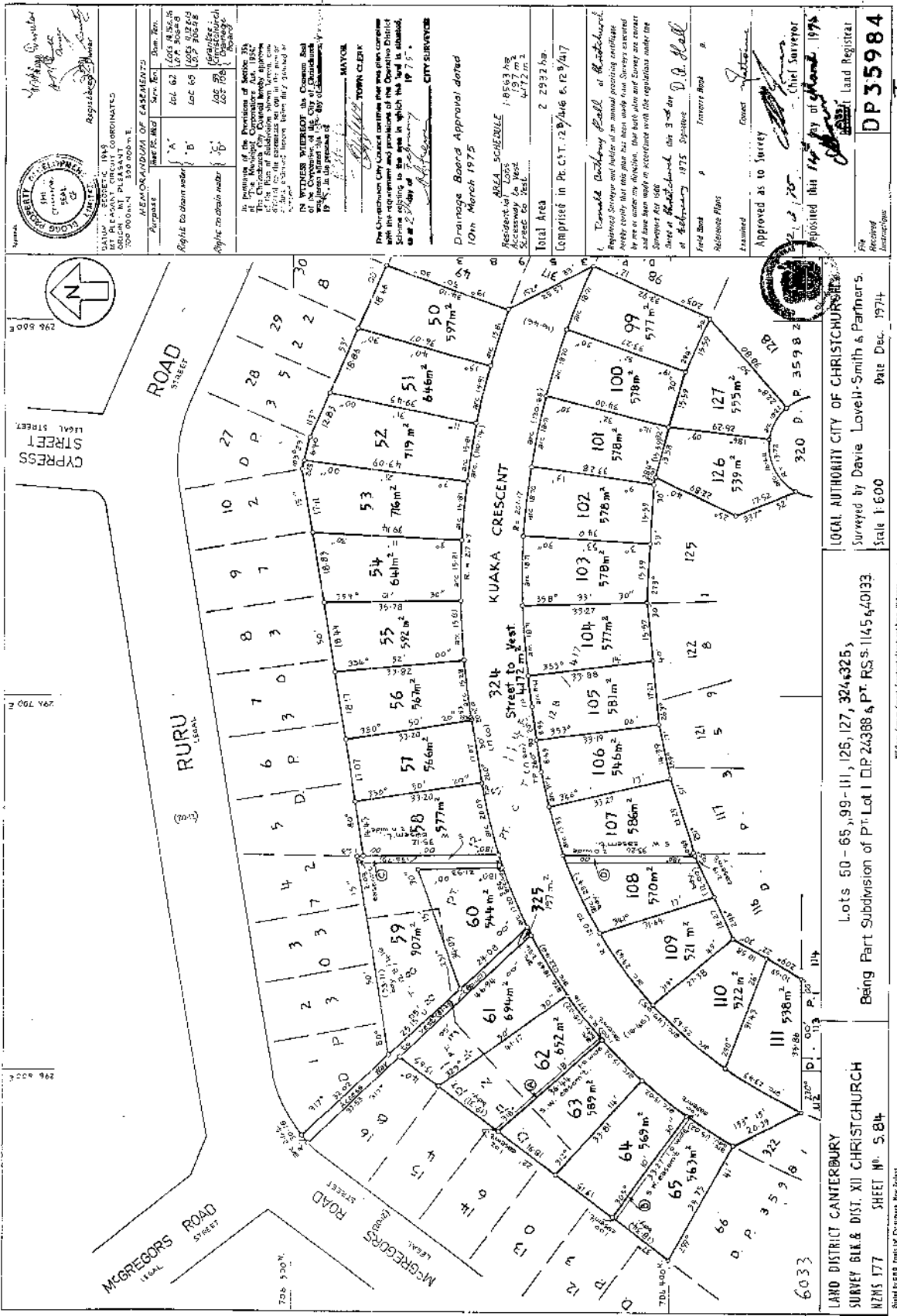
The easement granted by Transfer 36879.1 is subject to Section 309(1)(a) Local Government Act 1974

503041.1 Lease of Flat 1 DP 47575 Term 999 years from 1.8.1984 Composite CT CB26B/1071 issued - 17.8.1984 at 9.06 am (affects fee simple)

556205.1 Lease of Flat 2 DP 48784 Term 999 years from 1.8.1984 Composite CT CB27F/281 issued - 15.7.1985 at 9.16 am (affects fee simple)

13054648.7 Mortgage to Basecorp Finance Limited - 12.7.2024 at 11:43 am

13054648.9 NOTICE OF CLAIM OF INTEREST PURSUANT TO SECTION 42(2) PROPERTY (RELATIONSHIPS) ACT 1976 BY DONNA LEE DAVISON - 12.7.2024 at 11:43 am



1983
 MEMORANDUM OF CASSEMENTS
 near Pt. Mearns
 Lot 62 1005 (8.36.35)
 Lot 63 1006 (8.36.35)
 Lot 64 1007 (8.36.35)
 Lot 65 1008 (8.36.35)
 Lot 66 1009 (8.36.35)
 Lot 67 1010 (8.36.35)
 Lot 68 1011 (8.36.35)
 Lot 69 1012 (8.36.35)
 Lot 70 1013 (8.36.35)
 Lot 71 1014 (8.36.35)
 Lot 72 1015 (8.36.35)
 Lot 73 1016 (8.36.35)
 Lot 74 1017 (8.36.35)
 Lot 75 1018 (8.36.35)
 Lot 76 1019 (8.36.35)
 Lot 77 1020 (8.36.35)
 Lot 78 1021 (8.36.35)
 Lot 79 1022 (8.36.35)
 Lot 80 1023 (8.36.35)
 Lot 81 1024 (8.36.35)
 Lot 82 1025 (8.36.35)
 Lot 83 1026 (8.36.35)
 Lot 84 1027 (8.36.35)
 Lot 85 1028 (8.36.35)
 Lot 86 1029 (8.36.35)
 Lot 87 1030 (8.36.35)
 Lot 88 1031 (8.36.35)
 Lot 89 1032 (8.36.35)
 Lot 90 1033 (8.36.35)
 Lot 91 1034 (8.36.35)
 Lot 92 1035 (8.36.35)
 Lot 93 1036 (8.36.35)
 Lot 94 1037 (8.36.35)
 Lot 95 1038 (8.36.35)
 Lot 96 1039 (8.36.35)
 Lot 97 1040 (8.36.35)
 Lot 98 1041 (8.36.35)
 Lot 99 1042 (8.36.35)
 Lot 100 1043 (8.36.35)
 Lot 101 1044 (8.36.35)
 Lot 102 1045 (8.36.35)
 Lot 103 1046 (8.36.35)
 Lot 104 1047 (8.36.35)
 Lot 105 1048 (8.36.35)
 Lot 106 1049 (8.36.35)
 Lot 107 1050 (8.36.35)
 Lot 108 1051 (8.36.35)
 Lot 109 1052 (8.36.35)
 Lot 110 1053 (8.36.35)
 Lot 111 1054 (8.36.35)
 Lot 112 1055 (8.36.35)
 Lot 113 1056 (8.36.35)
 Lot 114 1057 (8.36.35)
 Lot 115 1058 (8.36.35)
 Lot 116 1059 (8.36.35)
 Lot 117 1060 (8.36.35)
 Lot 118 1061 (8.36.35)
 Lot 119 1062 (8.36.35)
 Lot 120 1063 (8.36.35)
 Lot 121 1064 (8.36.35)
 Lot 122 1065 (8.36.35)
 Lot 123 1066 (8.36.35)
 Lot 124 1067 (8.36.35)
 Lot 125 1068 (8.36.35)
 Lot 126 1069 (8.36.35)
 Lot 127 1070 (8.36.35)

IN WITNESS WHEREOF the Common Seal of the Corporation of the City of Christchurch is hereunto set in the presence of the Mayor and Town Clerk of the said City of Christchurch, on this 10th day of March 1975.

MAYOR
 TOWN CLERK

The Christchurch City Council certifies that this plan complies with the requirements and provisions of the Operative District Scheme relating to the area in which the land is situated, as at 25th day of February 1975.

CITY SURVEYOR

Drainage Board Approval dated 10th March 1975

AREA SCHEDULE
 1,853.9 ha
 4,197.7 ha
 4,172.7 m.2
 2,297.7 ha.

Comprized in Pt. CST. 28/AUG 6, 12/4/17

Approved as to Survey
 Chief Surveyor

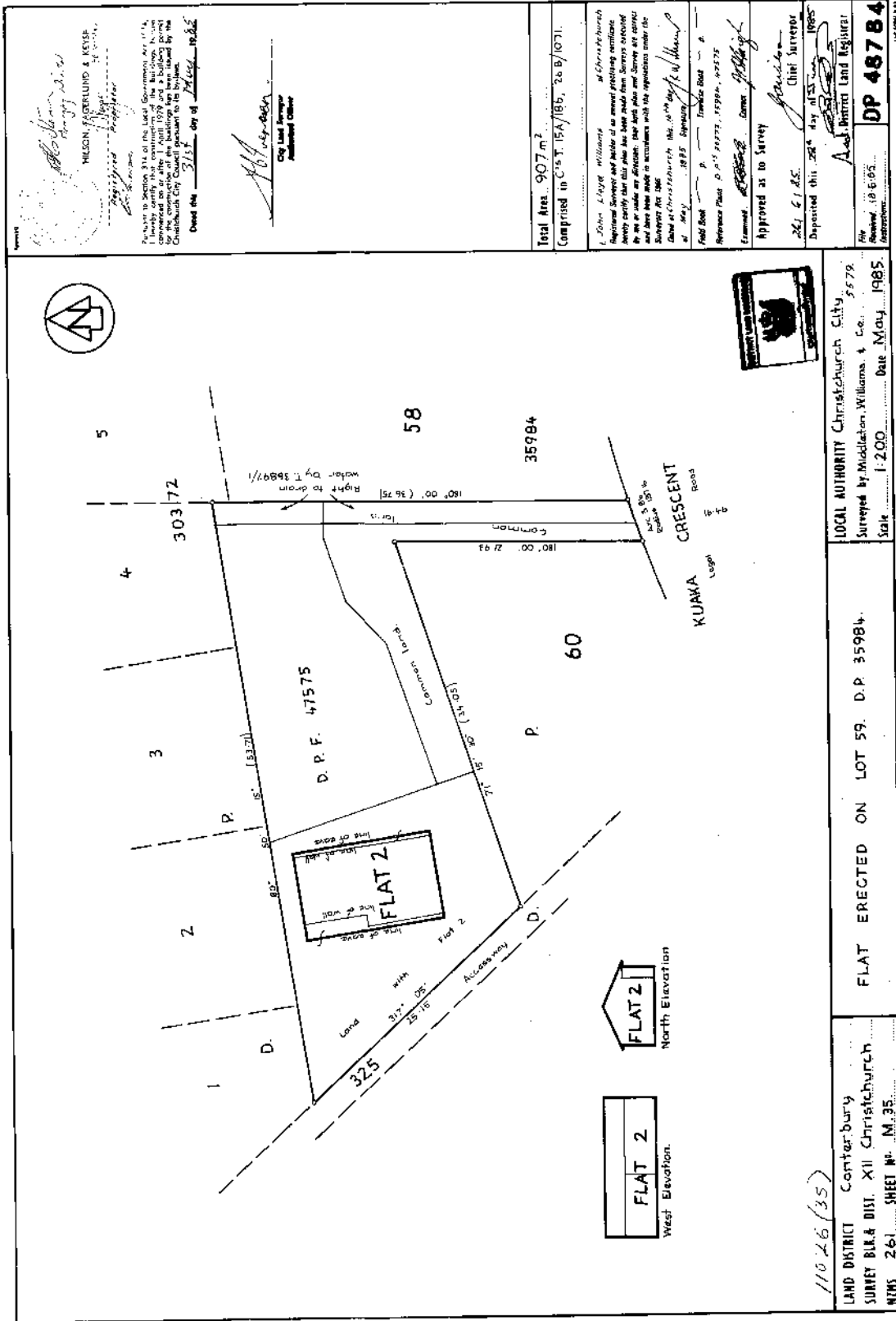
Deposited this 14th day of March 1975

File No. DP 35984

LOCAL AUTHORITY CITY OF CHRISTCHURCH
 Surveyed by Dave Lovell-Smith & Partners.
 Scale 1:600 Date Dec. 1974

Lots 60 - 65, 99 - 111, 125, 127, 324, 325,
 Being Part Subdivision of Pt. Lot 1 DP 24388 & Pt. RS. 1145 & 40193.

LAND DISTRICT CANTERBURY
 SURVEY BLK. & DIST. XII CHRISTCHURCH
 NZMS 177 SHEET NO. 5.84



HILSON, GIBBERLAND & NEVILL
 Registered Surveyors
 20, RIVER STREET, CHRISTCHURCH.
 Pursuant to Section 214 of the Local Government Act 1974,
 I hereby certify that on the 19th day of May 1985, I have
 surveyed the boundaries of the buildings and the land
 for the construction of the buildings and have laid by the
 Christchurch City Council pursuant to its bylaws.
 Dated this 19th day of May 1985.

Robert Lloyd Williams
 Registered Surveyor
 City Land Transfer
 Assistant Officer

Total Area 907 m²
 Comprised in C.S.T. 15A/18b, 2a, B/1071.

I, Robert Lloyd Williams, of Christchurch
 Registered Surveyor and holder of an annual practicing certificate
 hereby certify that this plan has been made from surveys executed
 by me or under my direction: that the plan and survey are correct
 and have been made in accordance with the regulations under the
 Surveyors Act 1960.
 Dated at Christchurch this 19th day of May 1985.

Field Book D.P. 35984, 15984, 15975
 Reference Plans D.P. 21273, 15984, 15975
 Examined by Robert Lloyd Williams, Chief Surveyor
 Approved as to Survey by Robert Lloyd Williams, Chief Surveyor
 24.1.85
 Deposited this 24th day of May 1985.

Local Authority Christchurch City
 Surveyed by Widdell, Williams & Co. 5572
 Scale 1:200 Date May 1985
 DP 48784
 Received 19.6.85
 Assistant Registrar

LOCAL AUTHORITY Christchurch City
 Surveyed by Widdell, Williams & Co. 5572
 Scale 1:200 Date May 1985
 FLAT ERRECTED ON LOT 59. D.P. 35984.
 LAND DISTRICT Canterbury
 SURVEY BLK & DIST. XII Christchurch
 SHEET NO. M.35
 110.26 (35)

Printed by the Government Printer at Wellington, New Zealand.

Rental
Appraisal



Rental

Appraisal

OFFICE ROAD
REAL ESTATE

RENTAL APPRAISAL.

Date: 9 December 2024

Prepared for: Morgan Perry, Office Road Real Estate

Thank you for requesting a rental assessment for: **35A Kuaka Crescent, Bromley**

In the last year, our office, Harcourts AssetManagers, has signed and completed over 1,500 tenancies. When assessing the rental of this property, we have compared it with properties currently available for rent, and properties which we have recently been successfully tenanted. We also confer with rental statistics provided by the Ministry of Business, Innovation and Employment Bond Centre for all properties rented in Christchurch during a given six month period.

We consider this property to rent for **\$580 per week (unfurnished)**



Prepared by: Jen Neil
Business Development Manager / Property Manager
M 0274 838 119
Jen@assetmanagers.co.nz

What we will do for you that's different

- We negotiate more than 1,500 tenancies every year, and have over **200 combined years experience** in property management to secure you the best terms to **maximise your rental income.**
- You will have a Property Manager & Tenancy Manager team dedicated to managing your property, so if someone is sick, or on holiday, **the work still gets done.**
- We pay out rents to our clients every working day of the year, so you can **get your money when you want.**
- We provide a **Tenant Debt Guarantee.**
- Family owned and operated since **1990.**

100% of our tenants paid their rent on time

100% of our homes were occupied

November 2024 statistics

Your Business Development Team



Steven Loveridge



Jen Neil



Kelly Johnston



Rosa Ellis

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. It has been prepared based on information provided and incorporates no warranty or guarantee as to the accuracy of the information which has been provided. Any person who relies on this report for any purpose does so in all respects at their own risk. 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 thereof). Your property may not be able to be rented if it is not compliant with the Residential Tenancies Regulations 2016 and Residential Tenancies (Healthy Homes Standards) Regulations 2019. Information about these regulations can be found here: <http://tenancy.govt.nz>

Rates



Rates

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.

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	455,000	0.238933	\$1,087.15
Uniform Annual General Chrg	Per Unit	1	177.000000	\$177.00
Water Connected	Capital Value	455,000	0.067753	\$308.28
Land Drainage	Capital Value	455,000	0.042399	\$192.92
Sewerage	Capital Value	455,000	0.082545	\$375.58
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	455,000	0.000388	\$1.77
Total for Christchurch City Council				\$2,354.04

Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	455,000	0.000382	\$1.74
WEC Class D	Capital Value	455,000	0.000683	\$3.11
General Rate	Capital Value	455,000	0.039774	\$180.97
Urban Transport:Chch	Capital Value	455,000	0.034861	\$158.62
WFPP Class A	Capital Value	455,000	0.000753	\$3.43
Rating Unit Annual Charge	Per Unit	1	45.160000	\$45.16
Air Quality	Capital Value	455,000	0.000867	\$3.94
Civil Defence UAGC	Per Unit	1	14.300000	\$14.30
GC Transport & Development	Capital Value	455,000	0.000429	\$1.95
Biodiversity	Capital Value	455,000	0.000715	\$3.25
Total for Canterbury Regional Council				\$416.47

TOTAL RATES

TOTAL RATES FOR 2024/2025 YEAR (GST inclusive) \$2,770.51

**Proof of
Insurance**



**Proof of
Insurance**

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REAL ESTATE

8 July 2024

Mr J Field
3 Thomas Ellis Lane
Halswell
Christchurch 8025



Landlord Insurance

Policy number

AHL021253931

Page 1 of 1

Certificate of Currency.

Who's insured	Jeremy Field
Period of insurance	11 July 2024 to 16 September 2024
Insured address	35A Kuaka Crescent, Bromley, Christchurch 8062
Rental home sum insured	\$431,400
Rental home excess	\$500
Interested party	Basecorp Finance Limited

Special terms

The following special terms apply: None

This Certificate of Currency should be read together with your policy schedule and your Landlord Insurance policy document.

If you have any questions or would like to make any changes to your insurance, please call us on **0800 500 213** or email customerservice@aainsurance.co.nz.

Kind regards

The AA Insurance Team

We're here to
get things sorted.

0800 500 213

aainsurance.co.nz

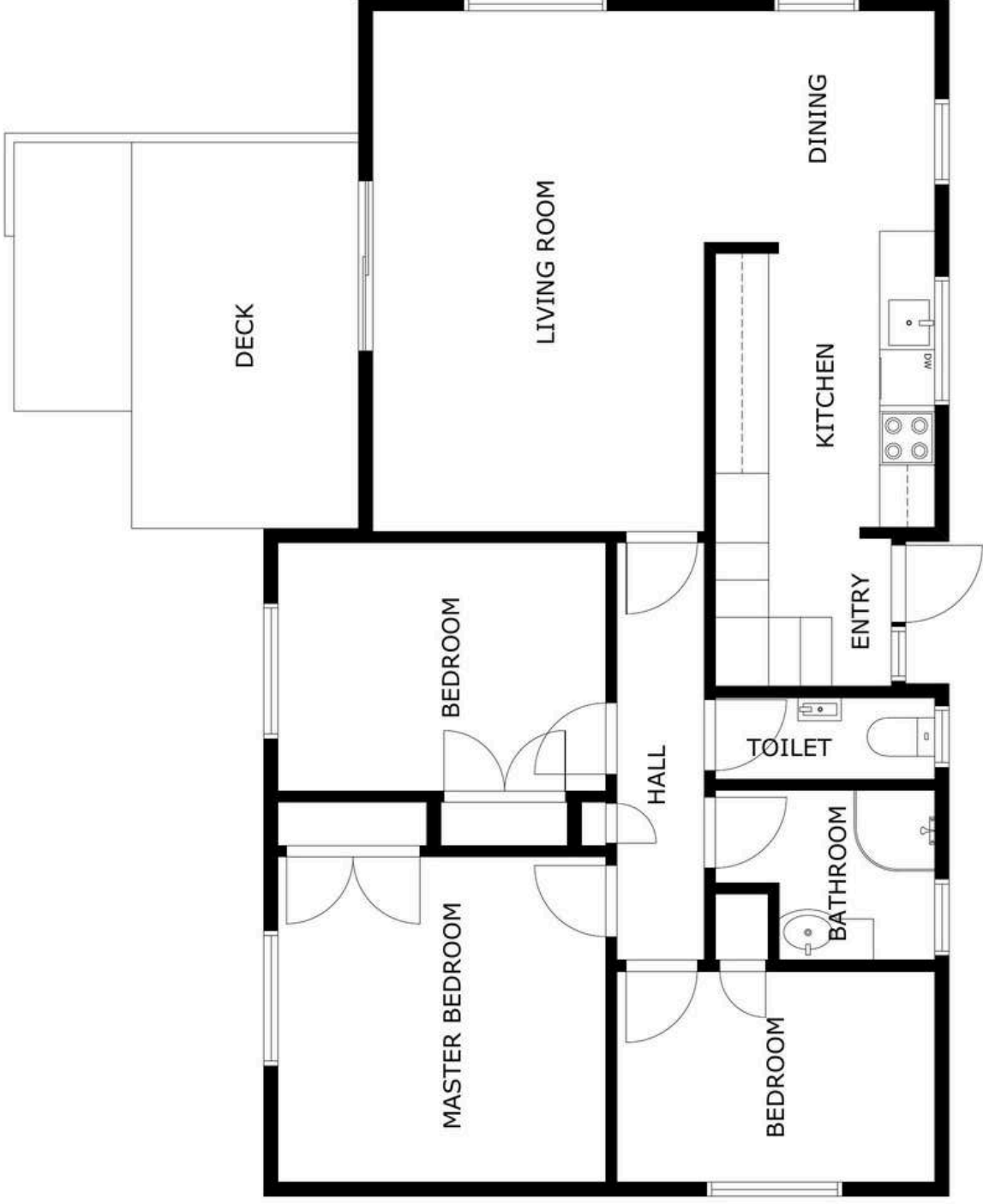
2D
Floor Plan



2D

Floor Plan

OFFICE ROAD
REAL ESTATE



ET/000.1

2/35 KUAKA CRESCENT, BROMLEY, TOTAL APPROX FLOOR AREA = 80M2 (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.





**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.

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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
ERNEST RUTHERFORD'S

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**MORGAN
PERRY**
RESIDENTIAL

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