



**Property  
Info Pack**



**Property Info Pack**

**2/541 Barbadoes Street, Edgeware**

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**OFFICE ROAD**  
REAL ESTATE

## PROPERTY INFO PACK

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70m<sup>2</sup>



2



1



1



1

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# PROPERTY DETAILS

### ADDRESS:

2/541 Barbadoes Street, Edgware

### LEGAL DESCRIPTION:

Lot 150 DP 812

### PROPERTY TITLE TYPE:

Crosslease

### PROPERTY AGE

1970-1979

### 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/2arlk932>

### 3D VIRTUAL TOUR:

<https://tinyurl.com/2y59el64>

### FULL DOCUMENTATION DOWNLOAD:

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

# PROPERTY DESCRIPTION

## CHARMING, CONVENIENT, AND MOVE-IN READY

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

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

Discover this delightful two-bedroom unit that perfectly balances comfort, convenience, and opportunity. Nestled in the heart of Edgware, this property is the ideal choice for first-home buyers, downsizers, young professionals, or savvy investors looking for a solid addition to their portfolio.

Built in the 1970s, this 70m<sup>2</sup> (approx) home features a well-thought-out floor plan, offering two generous bedrooms, a central bathroom, and an open-plan living and dining area. A heat pump ensures year-round comfort. The unit's cross-lease design ensures low-maintenance living, giving you more time to enjoy the things you love.

An oversized single garage provides secure parking or additional storage, adding to the property's functionality and appeal.

Situated just minutes from Christchurch's vibrant CBD, this home is in a location that offers the best of both worlds—quiet suburban living with all the conveniences of the city nearby. Take advantage of local shops, cafes, and parks in Edgware, with excellent schools and public transport options all within easy reach.

With its functional design, included modern conveniences, and prime location, 2/541 Barbadoes Street offers a unique opportunity to secure a property that ticks all the boxes. Whether you're starting out, scaling down, or investing smart, this home is ready to impress.

Don't miss your chance—get in touch today to arrange a viewing!

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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**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**                                   **CB14A/1179**  
**Land Registration District**   **Canterbury**  
**Date Issued**                               28 August 1974

**Prior References**  
CB194/278

**Estate**                                       Fee Simple - 1/5 share  
**Area**                                        1062 square metres more or less  
**Legal Description**                    Lot 150 Deposited Plan 812

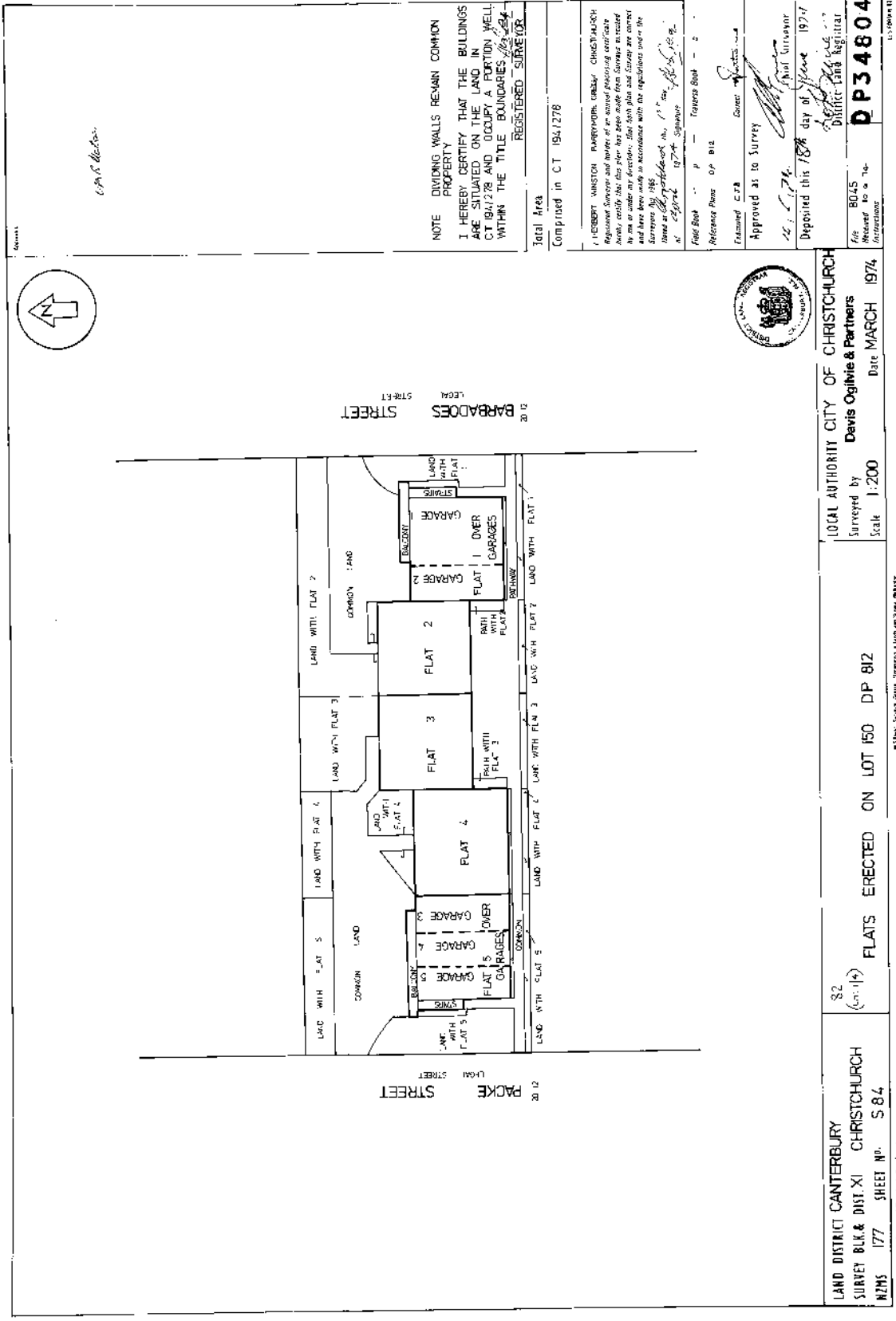
**Registered Owners**  
FMC Investments Limited

<b>Estate</b>	Leasehold	<b>Instrument</b>	L 6622.2
		<b>Term</b>	999 years from 1.8.1974
<b>Legal Description</b>	Flat 2 Deposited Plan 34804 and Garage 2 Deposited Plan 34804		

**Registered Owners**  
FMC Investments Limited

**Interests**

- 6622.1 Lease of Flat 1 and Garage 1 DP 34804 Term 999 years from 1.8.1974 Composite CT CB14A/1178 issued - 28.8.1974 (affects fee simple)
- 6622.2 Lease of Flat 2 and Garage 2 DP 34804 Term 999 years from 1.8.1974 Composite CT CB14A/1179 issued - 28.8.1974 (affects fee simple)
- 6622.3 Lease of Flat 3 and Garage 3 DP 34804 Term 999 years from 1.8.1974 Composite CT CB14A/1180 issued - 28.8.1974 (affects fee simple)
- 6622.4 Lease of Flat 4 and Garage 4 DP 34804 Term 999 years from 1.8.1974 Composite CT CB14A/1181 issued - 28.8.1974 (affects fee simple)
- 6622.5 Lease of Flat 5 and Garage 5 DP 34804 Term 999 years from 1.8.1974 Composite CT CB14A/1182 issued - 28.8.1974 (affects fee simple)
- 7948893.3 Mortgage to ANZ National Bank Limited - 26.9.2008 at 3:37 pm



NOTE DIVIDING WALLS REMAIN COMMON PROPERTY  
 I HEREBY CERTIFY THAT THE BUILDINGS ARE SITUATED ON THE LAND IN CT 194/278 AND OCCUPY A PORTION WELL WITHIN THE TITLE BOUNDARIES REGISTERED SURVEYOR

Total Area  
 Comprised in C.T. 194/278

REGISTRAR GENERAL  
 I HEREBY CERTIFY THAT THIS PLAN HAS BEEN MADE FROM SURVEY MADE BY ME OR UNDER MY DIRECTION. THE PLAN AND SURVEY ARE CORRECT AND HAVE BEEN MADE IN ACCORDANCE WITH THE REGULATIONS UNDER THE SURVEY ACT 1974.  
 Surveyor  
 D. J. O'NEILL

Page Book P - Progress Book - 2  
 Reference Plans O.P. 812  
 Examined C.F.B. Correct  
 Approved as to Survey  
 Deposited this 18th day of June 1974

File 8045  
 Registered to the Registrar  
**DP34804**

LOCAL AUTHORITY CITY OF CHRISTCHURCH  
 Surveyed by Davis Ogilvie & Partners  
 Scale 1:200  
 Date MARCH 1974

82  
 (1:1) FLATS ERECTED ON LOT 150 DP 812

LAND DISTRICT CANTERBURY  
 SURVEY BLK & DIST. XI CHRISTCHURCH  
 NZMS 177 SHEET NO. S 84

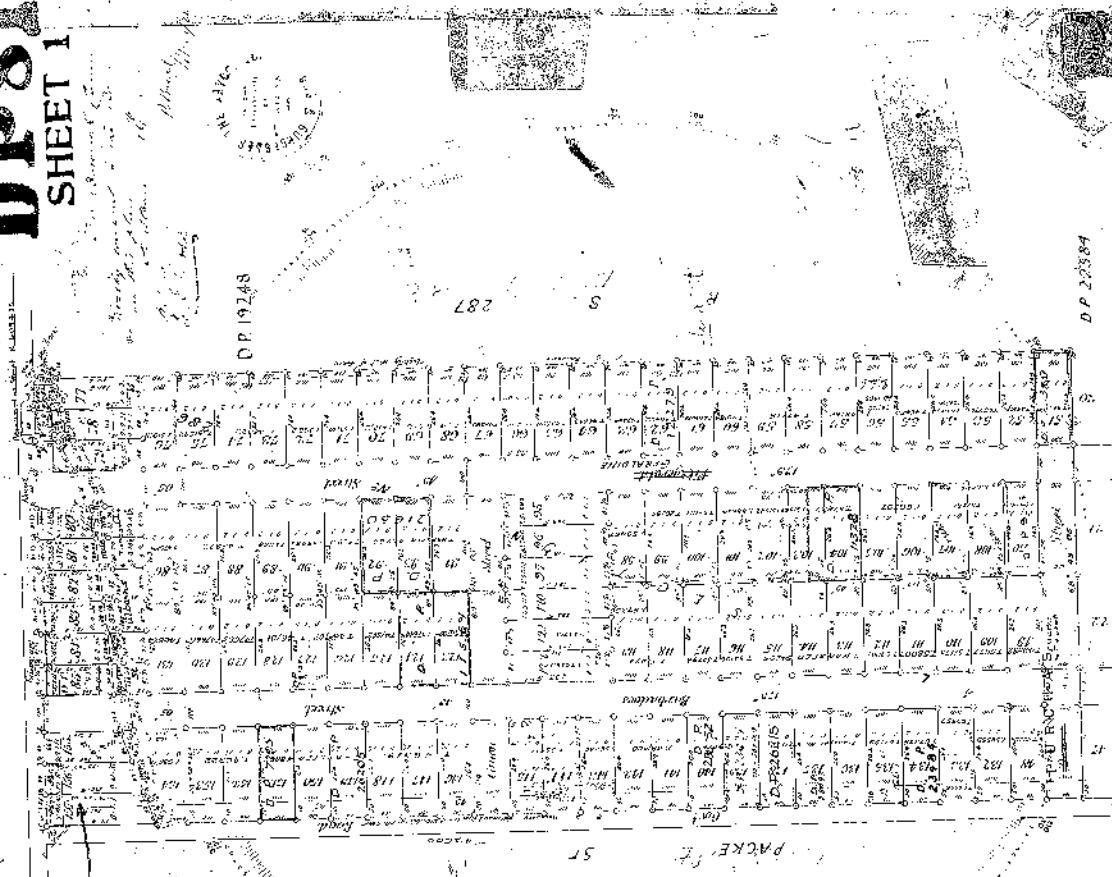
Surveyed by Robert Ogilvie & Partners, New Zealand

Surveyed by Robert Ogilvie & Partners, New Zealand

Surveyed by Robert Ogilvie & Partners, New Zealand



**DP 812**  
**SHEET 1**



See also  
Sheet 2

If not shown 28958 affects PL 504 103  
 Plat Plan 28506 affects Lot 110  
 Plat Plan 21673 affects Lot 117  
 Plat Plan DP 24993 affects Lots 102  
 Plat Plan DP 24790 affects Lot 57  
 Plat Plan DP 24009 affects Lot 138  
 Plat Plan DP 25125 affects Lot 57  
 Plat Plan 25515 affects Lot 110

**CHURCH OF CHRIST CHURCH**  
 Plat Plan 25962  
 affects Pt. Lot 138

I, the undersigned, being duly sworn, depose and say that the above is a true and correct copy of the original plat of the Church of Christ Church, as shown to me by the person in possession of the same, and that the same is a true and correct copy of the original plat of the Church of Christ Church, as shown to me by the person in possession of the same.

Witness my hand and seal of office this 11th day of March, 1904.

Notary Public for the State of Missouri.

Enclosed as per  
 this  
 right enclosed return.



Rental  
Appraisal



Rental

Appraisal

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**BIRDS NEST**  
property management

# RENTAL ASSESSMENT



23 January 2025

**2/541 Barbadoes Street, Edgware  
Christchurch**

<b>Beds</b>	<b>Bath</b>	<b>Parking</b>
 2	 1	 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 **\$520 - \$550** 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*



**JEN BIRD**  
DIRECTOR  
p. 027 512 6302  
e. [jen@birdsnestpm.co.nz](mailto: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

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## 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	365,000	0.238933	\$872.11
Uniform Annual General Charg	Per Unit	1	177.000000	\$177.00
Water Connected	Capital Value	365,000	0.067753	\$247.30
Land Drainage	Capital Value	365,000	0.042399	\$154.76
Sewerage	Capital Value	365,000	0.082545	\$301.29
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	365,000	0.000388	\$1.42
<b>Total for Christchurch City Council</b>				<b>\$1,965.22</b>

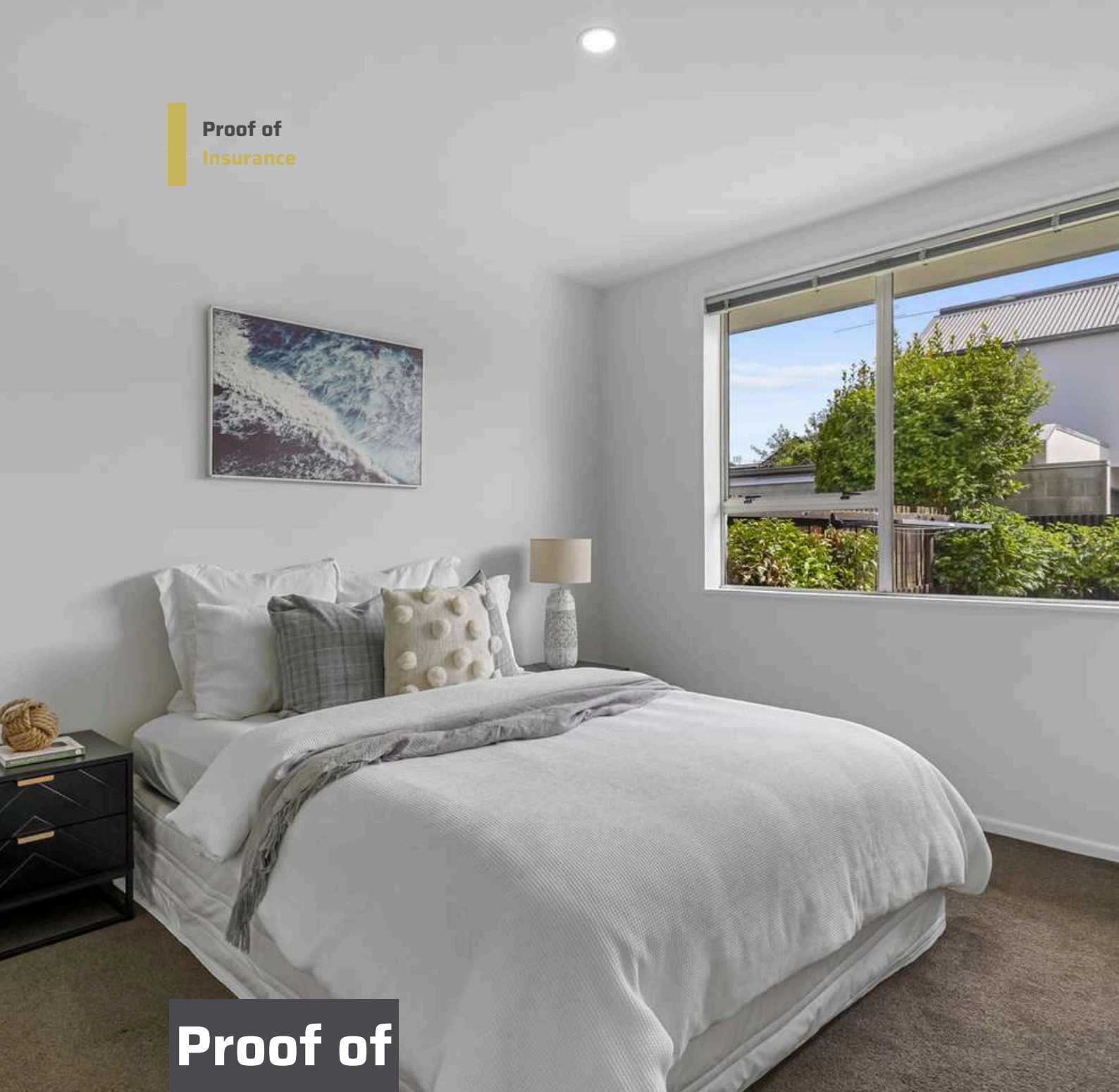
## Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	365,000	0.000382	\$1.39
WEC Class D	Capital Value	365,000	0.000683	\$2.49
General Rate	Capital Value	365,000	0.039774	\$145.18
Urban Transport:Chch	Capital Value	365,000	0.034861	\$127.24
WFPP Class A	Capital Value	365,000	0.000753	\$2.75
Rating Unit Annual Charge	Per Unit	1	45.160000	\$45.16
Air Quality	Capital Value	365,000	0.000867	\$3.16
Civil Defence UAGC	Per Unit	1	14.300000	\$14.30
GC Transport & Development	Capital Value	365,000	0.000429	\$1.57
Biodiversity	Capital Value	365,000	0.000715	\$2.61
<b>Total for Canterbury Regional Council</b>				<b>\$345.85</b>

## TOTAL RATES

**TOTAL RATES FOR 2024/2025 YEAR (GST inclusive) \$2,311.07**

**Proof of  
Insurance**



**Proof of**

**Insurance**

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# Premium Advice Home Comprehensive

State, a business division of IAG New Zealand Limited  
PO Box 3233 Wellington 6140  
Phone 0800 80 24 24  
From overseas call +64 9 969 1150  
Visit [www.state.co.nz](http://www.state.co.nz)

Your policy is due for renewal

The Insured	Mr Timothy Bird & Fmc Investments Limited
Policy type	Home Comprehensive
Policy reference	HOM402338768
Period of cover	This insurance is valid from 18 February 2024 to 12am 18 February 2025, subject to premium payment.
Risk address	Flat 2, 541 Barbadoes Street, Edgware, Christchurch 8013
Sum insured	Home Sum Insured: \$281,761
Discounts applied*	Multi Policy Discount of \$117.89 Years of Insurance Discount of \$47.15



\* Discounts apply to the base premium (or the net base premium amount after deduction of any other discount(s)) and do not apply to government levies, GST or optional extensions.

Check your policy

Please review the documentation enclosed and contact us with any questions. If you believe you qualify for any discount(s), but it is not listed here, please call us on 0800 80 24 24.

DUPLICATE COPY

Your premium

State premium	\$1,013.82
Fire and Emergency Levy	\$106.00
Earthquake Commission Levy	\$392.02
GST	\$226.77
<b>TOTAL</b>	<b>\$1,738.61</b>

Tax Invoice when paid GST number 51-860-403

When you pay by instalments, the total per year will be more than if you paid the annual premium in one lump sum.

\*1011703\*

HOM402338768000002639

ADVHOM



2D  
Floor Plan

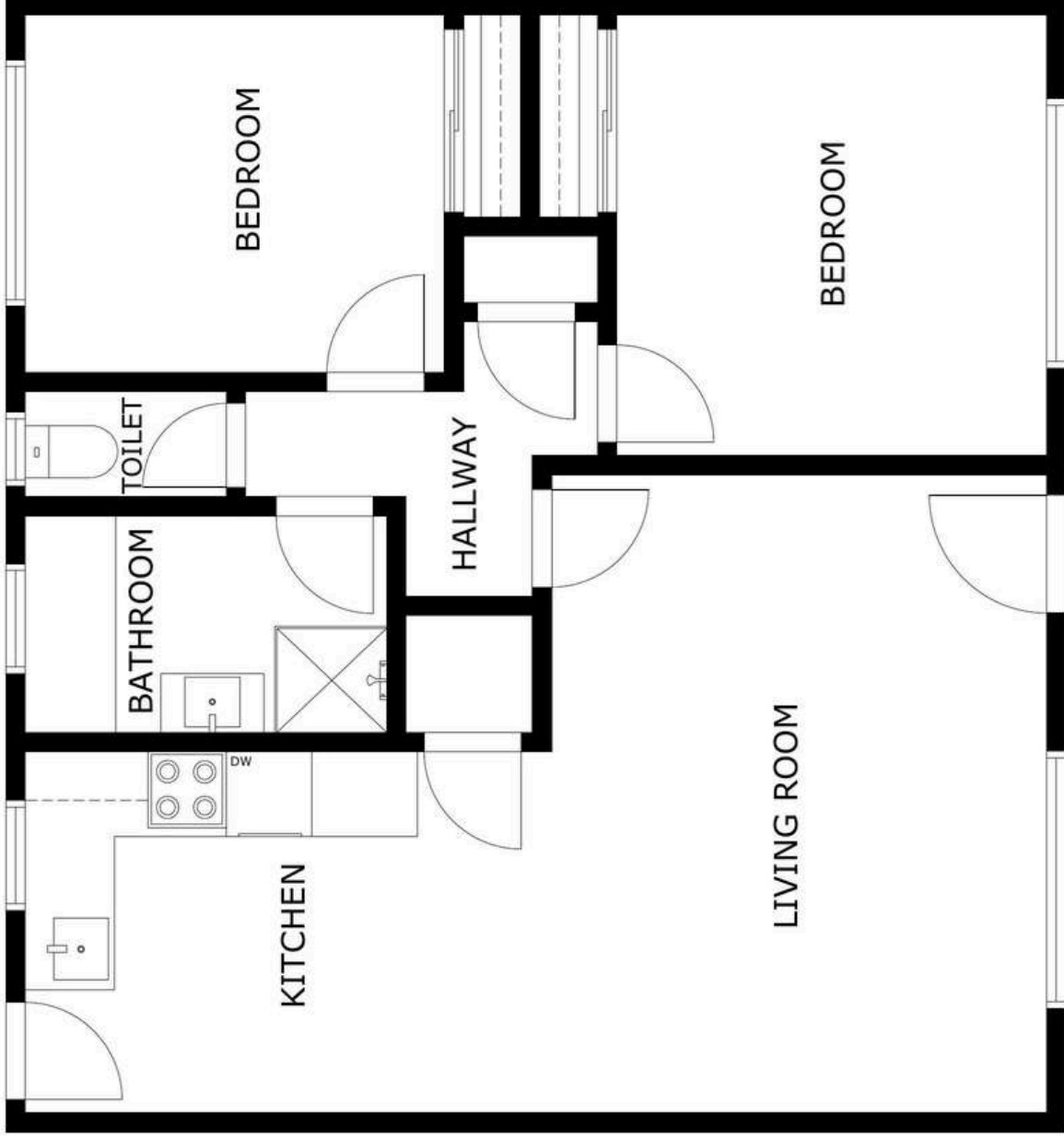


2D

Floor Plan

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**2/541 BARBADOES STREET, EDGEWARE, TOTAL APPROX FLOOR AREA = 70M2 (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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## 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](http://www.instantestimate.co.nz)



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