

**Property
Info Pack**

Property Info Pack

42 Harris Crescent, Papanui

OFFICE ROAD
REAL ESTATE

PROPERTY INFO PACK



94m²



774m²



3



1



1



1

PROPERTY DETAILS

ADDRESS:

42 Harris Crescent, Papanui

LEGAL DESCRIPTION:

Lot 95 DP 19142

PROPERTY TITLE TYPE:

Freehold

PROPERTY AGE

1950s

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/25m2cnl7>

3D VIRTUAL TOUR:

<https://tinyurl.com/2756lhv5>

FULL DOCUMENTATION DOWNLOAD:

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

PROPERTY DESCRIPTION

CHARMING 1950S HOME WITH MODERN COMFORTS & PRIME LOCATION!

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

Step inside this beautifully maintained 1950s gem and instantly feel at home. Lovingly cared for by the same owners for over 24 years, this 94m² (approx) three-bedroom residence perfectly balances timeless character with thoughtful modern upgrades.

Nestled on a generous 774m² freehold section, this solidly built home is designed for year-round comfort. Double glazing, full insulation (including the walls), a heat pump and a cosy pellet fire create a warm and inviting atmosphere, while roof-mounted solar tubes provide energy-efficient hot water. Recent upgrades, ensure peace of mind for the next lucky owners.

The kitchen boasts a recently upgraded oven and ceramic cooktop, seamlessly blending style with functionality. Sun-filled living spaces enhance the home's character, offering warmth, comfort, and excellent insulation.

Step outside to discover a beautifully landscaped expansive backyard featuring immaculate gardens, including a mature flowering cherry tree, a thriving veggie patch, and a spacious deck—perfect for entertaining or relaxing in the sun. Plenty of off street parking, including single car garaging offer security and peace of mind.

The location is unbeatable, just two minutes (approx.) from Northlands Shopping Centre, with top schools, parks, and public transport all within easy reach.

Whether you're a first-home buyer or searching for a family-friendly haven, 42 Harris Crescent is a home where lasting memories are waiting to be made.

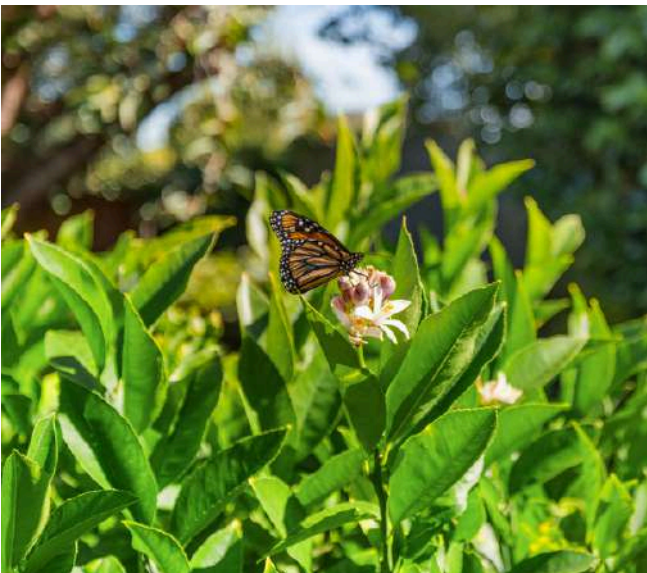
Don't miss the opportunity to make it yours —get in touch today to arrange a viewing!

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.

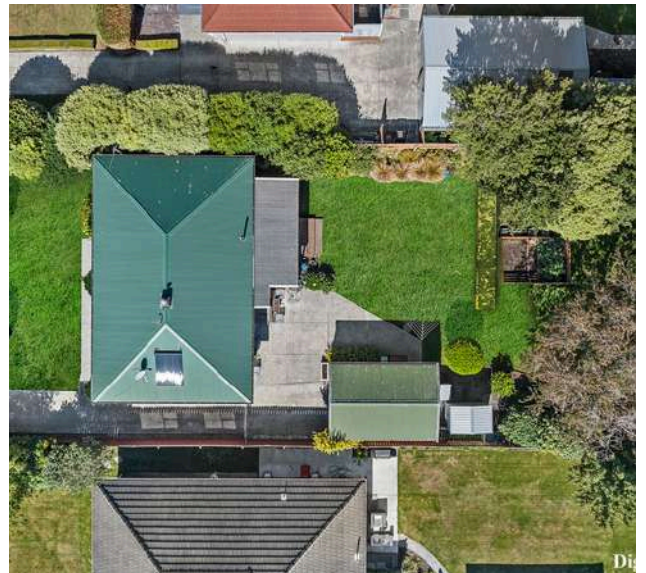
PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



Certificate
Of Title



Certificate

Of Title

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 CB17A/1392
Land Registration District Canterbury
Date Issued 28 January 1977

Prior References
CB718/20

Estate Fee Simple
Area 774 square metres more or less
Legal Description Lot 95 Deposited Plan 19142

Registered Owners

Adrienne Heads as to a 1/2 share
Darren Peter Sawyers and Tracy Anne Ruruku as to a 1/2 share as Executors

Interests

Fencing Provision in Lease 463001 - 25.7.1957 at 12.04 pm
5915245.1 Mortgage to (now) Westpac New Zealand Limited - 1.3.2004 at 9:00 am

D.P.19142

Deposited this 22nd day of Nov 1957
District Land Registrar

D.P.19142

As witness the Registrar of Deeds, I do hereby certify that the above is a true and correct copy of the original plan as deposited with me on the 22nd day of Nov 1957.

[Signature]
Registrar of Deeds

As witness the Registrar of Deeds, I do hereby certify that the above is a true and correct copy of the original plan as deposited with me on the 22nd day of Nov 1957.

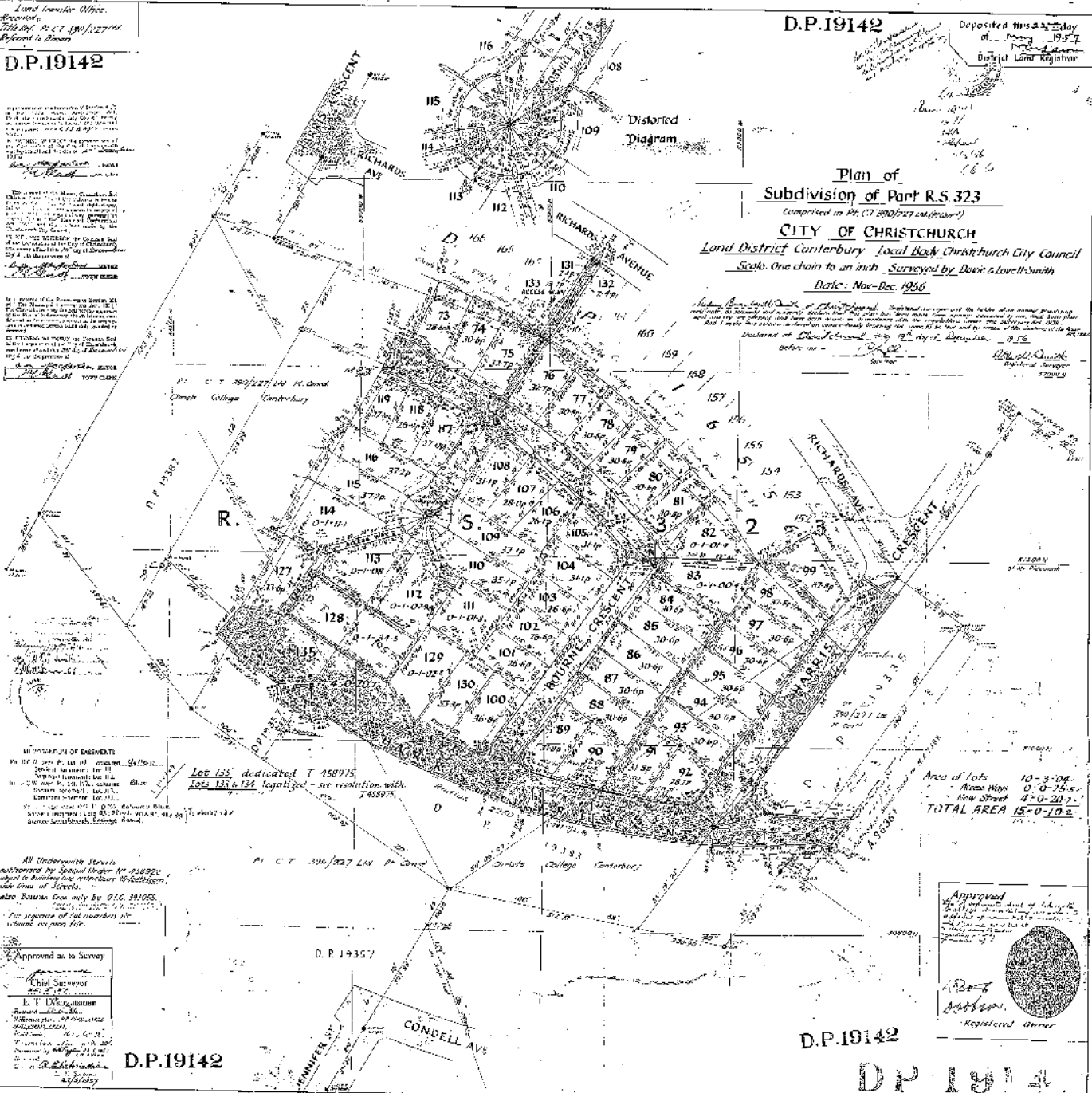
[Signature]
Registrar of Deeds

**Plan of
Subdivision of Part R.S. 323**

Comprised in Pt. C.T. 390/227 Lot (1957)
CITY OF CHRISTCHURCH
Local District Canterbury Local Body Christchurch City Council
Scale: One chain to an inch. Surveyed by David Lovell Smith
Date: Nov-Dec 1956

I, David Lovell Smith, of Christchurch, District Engineer, do hereby certify that the above is a true and correct copy of the original plan as deposited with me on the 22nd day of Nov 1957.

[Signature]
District Engineer



MUNICIPALITY OF EASEMENTS
In R.S. 323 Part of Lot 128...
In R.S. 323 Part of Lot 129...
In R.S. 323 Part of Lot 130...
In R.S. 323 Part of Lot 131...
In R.S. 323 Part of Lot 132...
In R.S. 323 Part of Lot 133...
In R.S. 323 Part of Lot 134...
In R.S. 323 Part of Lot 135...

All Underneath Streets
authorised by Special Order No. 218924
subject to building line restrictions as set forth
in the lines of Streets.

also shown on only by O.C. 391055

The signature of lot numbers are
shown in plan file.

Approved as to Survey
[Signature]
E. T. Dickenson
Surveyor

D.P.19142

D.P.19142

DP 19142

Rental
Appraisal



Rental

Appraisal

OFFICE ROAD
REAL ESTATE



BIRDS NEST
property management

RENTAL ASSESSMENT



42 Harris Crescent, Papaunui
Christchurch

Beds	Bath	Parking
3	1	1

24 February 2025

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 **\$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

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

Details

OFFICE ROAD
REAL ESTATE

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	600,000	0.238933	\$1,433.60
Uniform Annual General Chrg	Per Unit	1	177.000000	\$177.00
Water Connected	Capital Value	600,000	0.067753	\$406.52
Land Drainage	Capital Value	600,000	0.042399	\$254.39
Sewerage	Capital Value	600,000	0.082545	\$495.27
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	600,000	0.000388	\$2.33
Total for Christchurch City Council				\$2,980.45

Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	600,000	0.000382	\$2.29
WEC Class D	Capital Value	600,000	0.000683	\$4.10
General Rate	Capital Value	600,000	0.039774	\$238.64
Urban Transport:Chch	Capital Value	600,000	0.034861	\$209.17
WFPP Class A	Capital Value	600,000	0.000753	\$4.52
Rating Unit Annual Charge	Per Unit	1	45.160000	\$45.16
Air Quality	Capital Value	600,000	0.000867	\$5.20
Civil Defence UAGC	Per Unit	1	14.300000	\$14.30
GC Transport & Development	Capital Value	600,000	0.000429	\$2.57
Biodiversity	Capital Value	600,000	0.000715	\$4.29
Total for Canterbury Regional Council				\$530.24

**Proof of
Insurance**



**Proof of
Insurance**

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STATE



Your renewal Home and Contents Insurance Policy Schedule

MRS ADRIENNE HEADS
42 HARRIS CRESCENT
PAPANUI CHRISTCHURCH 8053

Your policy number:
HOMS00678636

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

This is your Home and Contents Insurance renewal with State.

Hi Adrienne.

Your current policy is due to expire at 12:00am on **11 March 2025** and we invite you to renew your policy with us.

We provide cover if you pay your premium. If the premium is not paid by the due date, we will send you a notice outlining the overdue amount and when it needs to be paid to keep your policy active.

This document is your Policy Schedule. This document should be read together with the Policy Wording. It includes details of your premium and your insurance coverage. Please review this document including the sums insured to ensure the level of cover is appropriate for you. To view the Policy Wording please visit state.co.nz/documents. If you have any questions about your policy, please contact us and we'll be happy to help.

Your policy overview

Date issued: 4 February 2025

This is your policy for:

42 Harris Crescent

You have chosen to pay
annually.

Amount due

\$2,292.30 (Incl. GST)

Due date

11 March 2025

Please ensure this is paid on
time to remain covered.

Financial assistance is available

We can offer help with your
insurance premium payments
if your situation has changed.
Call 0800 80 24 24 to discuss
financial support options.

Policy start

11 March 2025 12:00am

Policy end

11 March 2026 12:00am

What to do next

1

Review this document

Check the information outlined in
this policy is accurate and reflects
the level of cover you require.

2

Amend (if necessary)

If anything needs changing visit
state.co.nz/dashboard/login or call
us on 0800 80 24 24 to update your
policy.

3

Pay your premium

There are several ways you can pay
your premium, just choose the most
convenient for you from the 'How to
pay' section.

Contact Us



state.co.nz



Payments 0800 80 24 24



Enquiries 0800 80 24 24



Make a Claim 24/7 0800 80 24 24

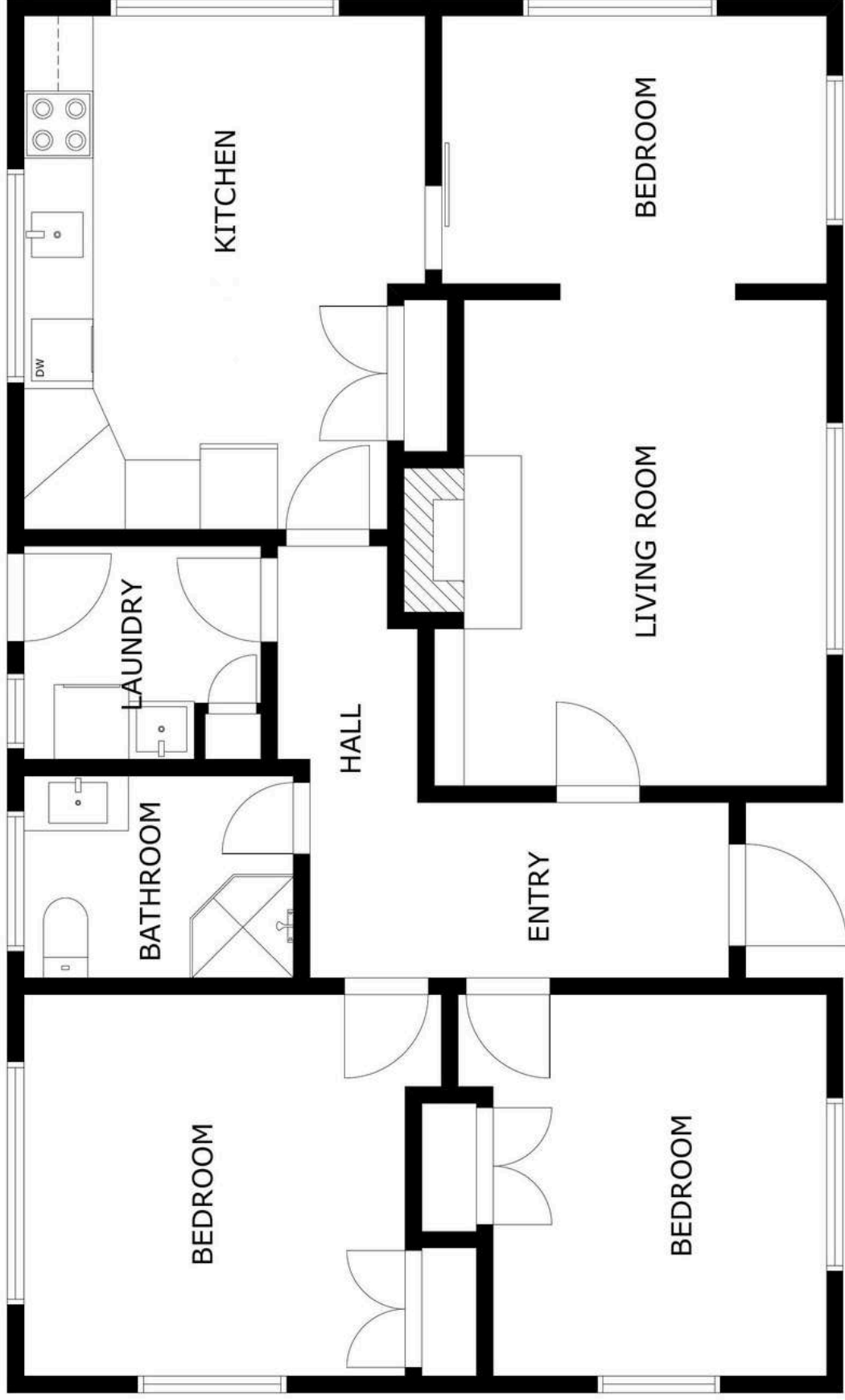
2D
Floor Plan



2D

Floor Plan

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42 HARRIS CRESCENT, PAPANUI TOTAL APPROX FLOOR AREA = 94M2

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.



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PERRY
RESIDENTIAL



[Additional
Documentation Link](#)

[Additional](#)

[Documentation Link](#)

OFFICE ROAD
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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:

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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

MORGAN@OFFICEROAD.CO.NZ | 0274131640

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