



Kensington  
2/5 Brighton Road

Proudly marketed by Steve and Miriam Davis

**Harcourts**  
Whangarei





“

...this low maintenance, one level, 2-bedroom unit is waiting for you ...

”

2  1  1  1 

## Unit in Central Kensington - Vendor says Sell!

**FOR SALE**

**FLOOR AREA** 80sqm

If you are wanting to downsize, have a lock up and leave, or a town base, then this low maintenance, one level, 2-bedroom unit is waiting for you in a great location.

With a little TLC you can transform this little honey into your very own. Open plan living with spacious bedrooms, separate laundry and toilet.

Set back off the road with a fully fenced rear private courtyard and all-day sun. Just bring your own green thumb to the garden to add a little panache!

Set in close proximity to the shops and amenities, all the basics are here - just add your own flair to make this your very own.

Call Steve or Miriam now 021 820 015 for further information and to book your viewing.



# Property Information

<b>Property Type</b>	Unit
<b>Other Rooms</b>	Dining Room, Double Bedrooms, Living Room, Separate Laundry
<b>Hot Water</b>	Electric
<b>Heating</b>	Heat Pump
<b>Dining</b>	Separate Dining
<b>Bathrooms</b>	Separate Shower
<b>Lounge</b>	Separate
<b>Exterior</b>	Masonry Block/Brick
<b>Flooring</b>	Carpet, Vinyl
<b>Garaging</b>	Automatic Doors, Single
<b>Fencing</b>	Partially Fenced
<b>Aspect</b>	Easterly
<b>Views</b>	Urban
<b>Sewage</b>	Mains
<b>Water</b>	Town
<b>Amenities</b>	Close to Schools, Close to Shops, Close to Transport

## Features & Chattels

<b>Living Rooms</b>	1
<b>Chattels</b>	Blinds, Drapes, Smoke Detectors, Stove
<b>Other Features</b>	Kitchen Extractor Fan, Satellite Dish, Phone Extensions

## Additional Information

<b>More Details URL</b>	<a href="http://harcourtswangarei.co.nz/property/WR45926">harcourtswangarei.co.nz/property/WR45926</a>
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# Rates

Legal Description: FLAT 2 DP 68729 HAVING 1/3 INT IN 809 SQ METRES BEING LOT 1 DP 68143

Assessment Number: 0073260300B  
 Property ID: 17770  
 Address: 2 - 5 Brighton Road Whangarei 0112  
 View Maps: [WDC Maps](#) [Google Maps](#)  
 Land Area (hectares): 0  
 Capital Value: 2024/2025 \$550,000 2025/2026 \$550,000  
 Land Value: 2024/2025 \$210,000 2025/2026 \$210,000  
 Record of Title: 23D/1449  
 Floor Area (square metres): 80  
 Site Area (square metres): 80  
 Improvements: FLAT OI  
 Land Use Code: Residential Single Unit  
 Number of Units: 1  
 Property Category: RF197B  
 Zone (view District Plan Map): [District Plan Map](#)  
 Related Properties: 17769, 17771

## WDC

General Residential	Land Value	210000	\$574.10
Uniform Annual General Charge	SUIPs	1	\$821.00
Sewage Disposal - Residential	Pans	1	\$928.00
<b>Total</b>			<b>\$2,323.10</b>

## NRC

NRC - Regional Council Services	SUIPs	1	\$209.33
NRC - Regional Economic Development	Land Value	210000	\$5.19
NRC - Regional Emergency & Hazard Management	SUIPs	1	\$57.07
NRC - Regional Flood Infrastructure	SUIPs	1	\$40.67
NRC - Regional Land and Freshwater Management	Land Value	210000	\$60.23
NRC - Regional Pest Management	SUIPs	1	\$100.86
NRC - Regional Rescue Services	SUIPs	1	\$11.30
NRC - Regional Sporting Facilities	SUIPs	1	\$16.18
NRC - Regional Transport Rate	SUIPs	1	\$51.81
NRC - Regional Urban Rivers Management - Gen Catchment	SUIPs	1	\$40.78

<b>Total</b>			<b>\$593.42</b>
<b>Total</b>			<b>\$2,916.52</b>



## Rental Appraisal

07 August 2024

**Kensington** 2/5 Brighton Road

2 1 1 1

**Rental Estimate:** \$520.00 - \$540.00 per week

### Comparable Properties

Address	Bedrooms and Bathrooms	Rent Per Week
Powhiri Avenue, Kensington	2 Bedrooms, 1 Bathroom	\$520.00
King Street, Kensington	2 Bedrooms, 1 Bathroom	\$530.00
Princes Street, Kensington	2 Bedrooms, 1 Bathroom	\$540.00

### Are you considering purchasing this home as an investment?

We are a highly experienced award-winning property management team who service the Whangarei area and would be delighted to manage your investment property. We take property management seriously and our results speak for themselves.

**99.54% of our properties are tenanted**

**99.36% of our tenants pay their rent on time**

To ensure your investment property reaches it's full potential, contact Janet Pitman today.



*Janet* **PITMAN**

Business Development Manager  
021 892 443 | janet.pitman@harcourts.co.nz

Disclaimer: 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 by the owner and incorporates no warranty or guarantee as to the accuracy of the information which the owner has provided. 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 (Smoke Alarms and Insulation) Regulations 2016. Information about these regulations can be found here: <http://www.tenancy.govt.nz/assets/Uploads/Insulation-requirements.pdf>. This report is solely to provide information to the property owner and / or addressee. Any person, other than the property owner or addressee who relies on this report for any purpose does so in all respects at their own risk.

# Title



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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** NA23D/1449  
**Land Registration District** North Auckland  
**Date Issued** 18 May 1973

**Prior References**  
NA23C/675

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**Estate** Fee Simple - 1/3 share  
**Area** 809 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 68143  
**Registered Owners**  
Patricia Mary Backhurst

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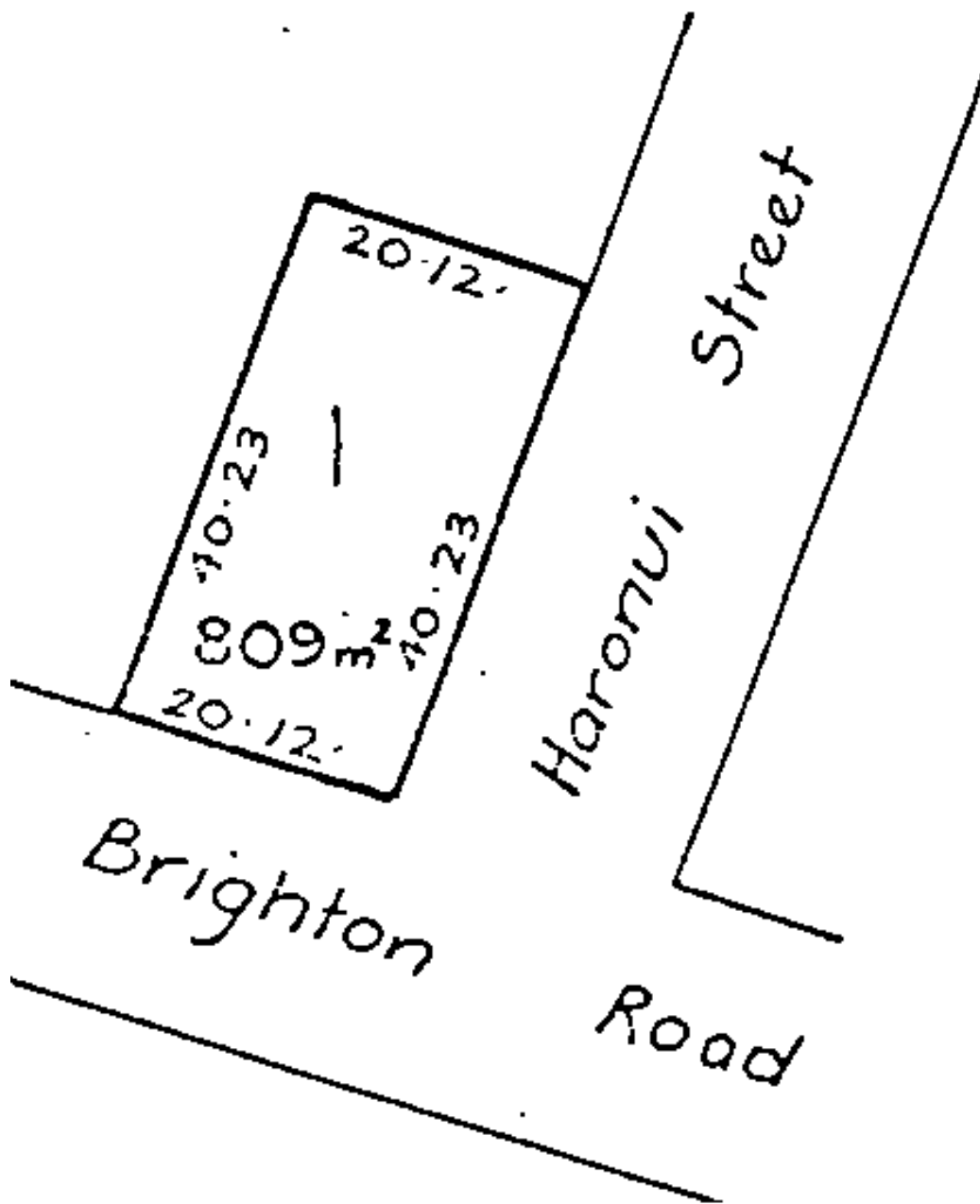
<b>Estate</b>	Leasehold	<b>Instrument</b>	L 038042.2
		<b>Term</b>	999 years computed from 1.4.1973
<b>Legal Description</b>	Flat 2 Deposited Plan 68729		
<b>Registered Owners</b>	Patricia Mary Backhurst		

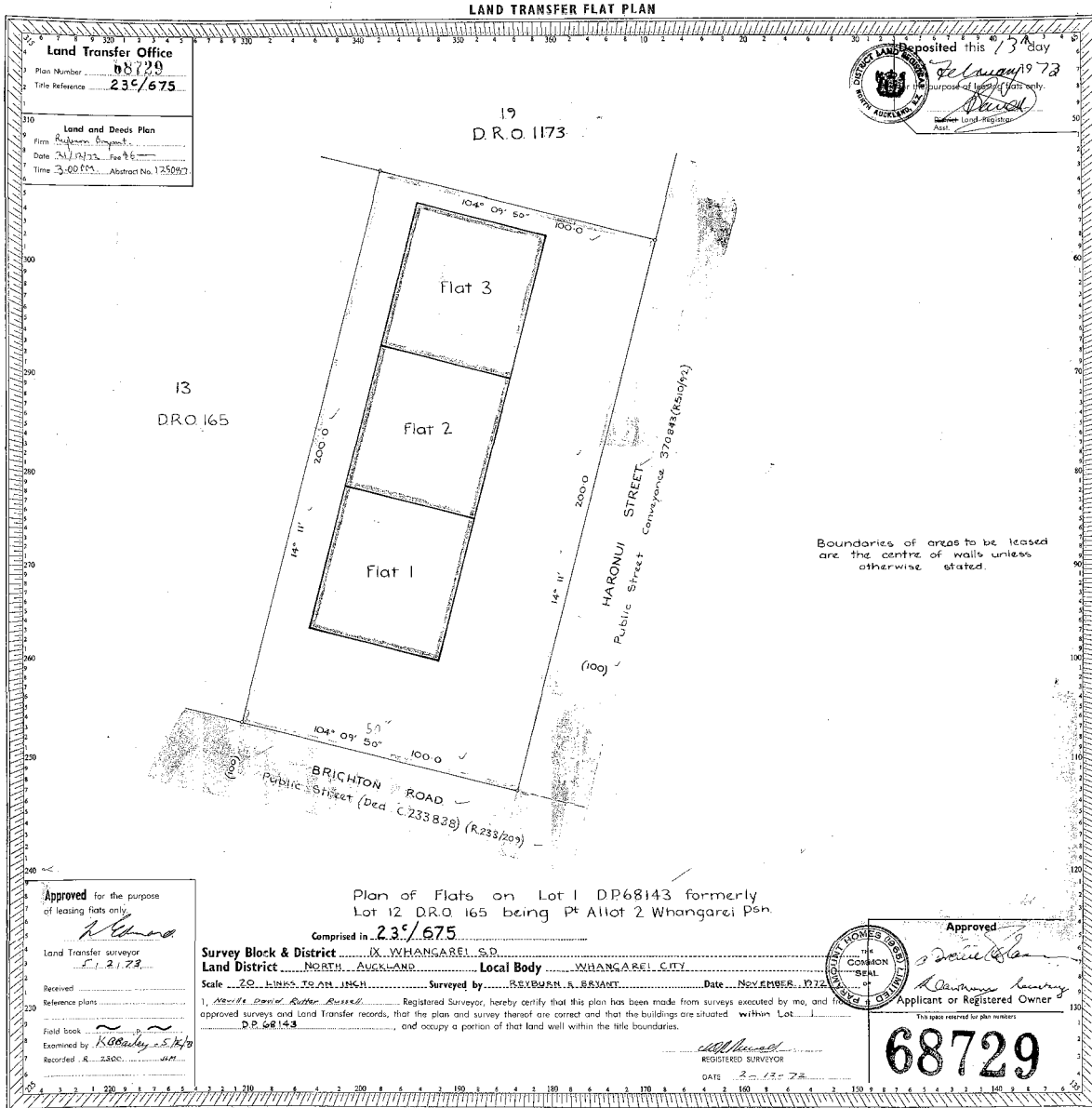
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## Interests

Fencing Agreement created by Conveyance 301094 (R333/788)  
038042.1 Lease of Flat 1 Composite CT NA23D/1448 issued - 18.5.1973 (Affects Fee Simple)  
038042.2 Lease of Flat 2 DP 68729 Term 999 years computed from 1.4.1973 Composite CT NA23D/1449 issued - 18.5.1973 (Affects Fee Simple)  
038042.3 Lease of Flat 3 Composite CT NA23D/1450 issued - 18.5.1973 (Affects Fee Simple)









## Property Documents

This information has been supplied by the Vendor or the Vendors agents. Accordingly, Optimize Realty Limited cannot guarantee its accuracy and reliability.

All intending Purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law, Optimize Realty Limited do not accept any responsibility to any person for the accuracy of the information herein.

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17768

# WHANGAREI CITY COUNCIL

2572

## BUILDING APPLICATION FORM

Please Note that any person wishing to take a vehicle over footpath, other than a proper crossing constructed for such purpose, shall apply to Council for a permit to do so and shall pay a fee of \$20.

Date 19 July 1972

To: The City Engineer,

Sir,

3 Home Units

I hereby apply for permission to erect new drainage  
at 5 Brighton Row for PARAMOUNT HOMES (1968) LIMITED  
(House Number and Street) (Owner)  
of P.O. Box 469, Whangarei, according to locality plan and detail plans, elevations cross-sections  
(Address)

and specifications of building deposited herewith in duplicate.

### PARTICULARS OF LAND:

Assess. No. 72/292  
Lot No. 12  
D.P. 165 B  
Allotment No. \_\_\_\_\_

### LENGTH OF BOUNDARIES:

Front 66' 0"  
Back 66' 0"  
Side 132' 0" Area \_\_\_\_\_  
Side 132' 0"

### PARTICULARS OF BUILDING:

Foundations Concrete Floors Concrete  
Walls Brick Veneer Roofs Hardy Tile  
Area of Ground Floor 300 square feet  
Area of Outbuildings \_\_\_\_\_ square feet  
Number of Storeys: Above kerb level one Below kerb level \_\_\_\_\_  
Average distance of set back of front of buildings from street boundary line \_\_\_\_\_

### ESTIMATED COST:

Building	\$2475.00
Sanitary Plumbing and Drainage	\$2250.00
Total	\$4725.00

Footpath Bond	_____
Permit Fee	_____
Water	_____
Inspector	_____
Rec. No. <u>8627</u> Date <u>19/7/72</u>	

64  
32  
1.60  
3.50

Proposed purposes for which every part of building is to used or occupied (describing separately each part intended for use or occupation for a separate purpose) Home Units

Proposed use or occupancy of other parts of buildings Home Units

Nature of ground on which building is to be placed and on the subjacent strata \_\_\_\_\_

Yours faithfully,  
PARAMOUNT HOMES (1968) LIMITED Owner  
K. M. M.

Builder's Postal Address: \_\_\_\_\_ Builder

P.O. Box 469  
Whangarei  
Builder's Phone 84-975



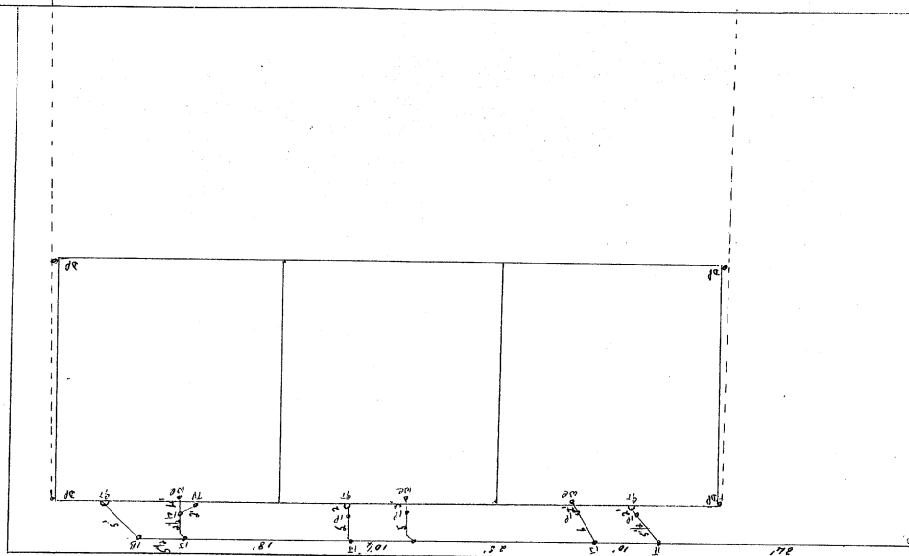
# WHANGAREI CITY

## HOUSE CONNECTION PLAN

PERMIT No. 6890  
DATE 21-3-72

Scale:  $\frac{1}{4}$ " = 1' to a Foot  
New Sewerage Drains: Red  
Storm Water: Dotted Black  
Old Drains: — Full Black

2572



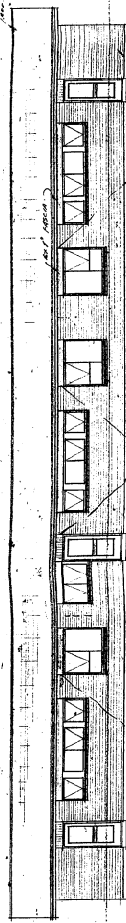
Owner: PARANGAHEI HOMES LTD  
Street: 5 BANGLOW RD  
Plumber: [Signature]  
Drainer: [Signature]  
Assessment No.:

ENGINEER  
2508872

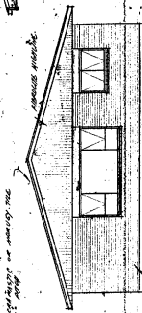
17768

Binding Margins to be Left Blank

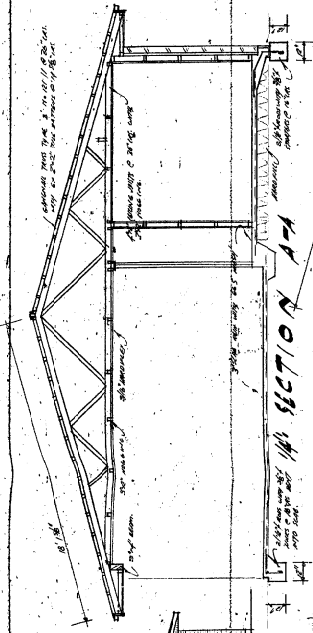
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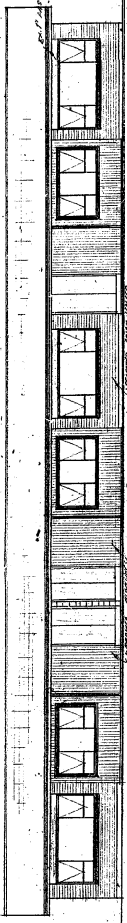
BACK ELEVATION



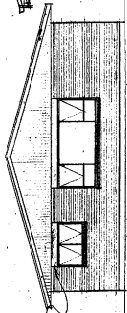
END ELEVATION



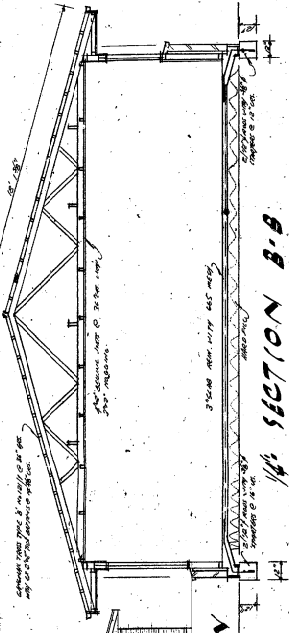
SECTION A-A



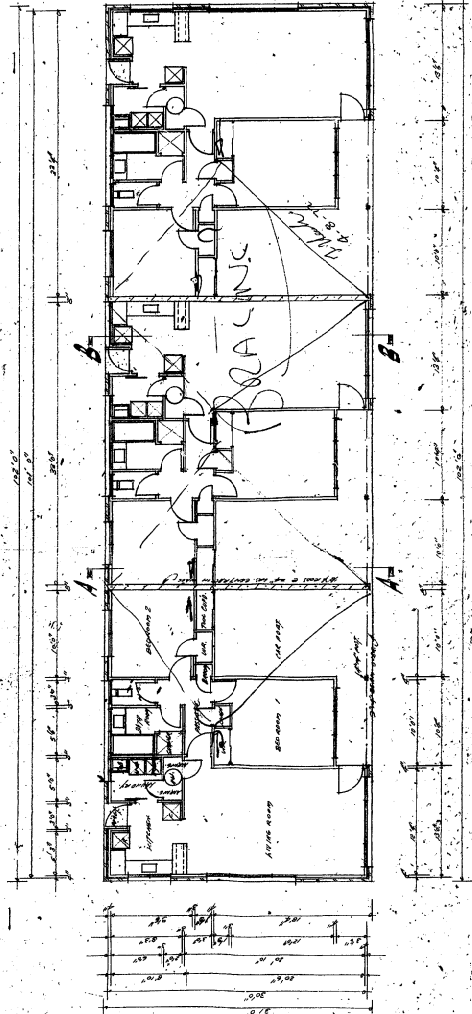
HARONUI STREET ELEVATION



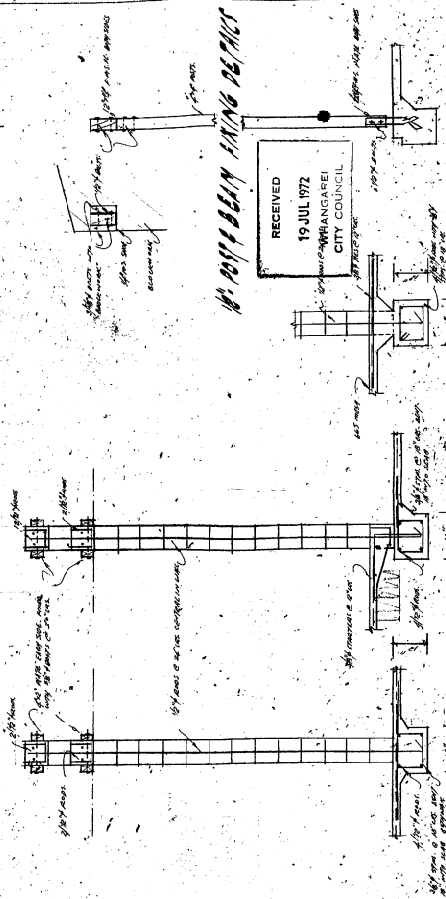
BRIGHTON RD. ELEVATION



SECTION B-B



FLOOR PLAN



FIRE HALL DETAILS

RECEIVED 19 JUL 1972 WHANGAREI CITY COUNCIL

BRENT ROBINSON DESIGN SERVICES LTD. 27 DENBY CRESCENT, WHANGAREI. PHONE 73-509

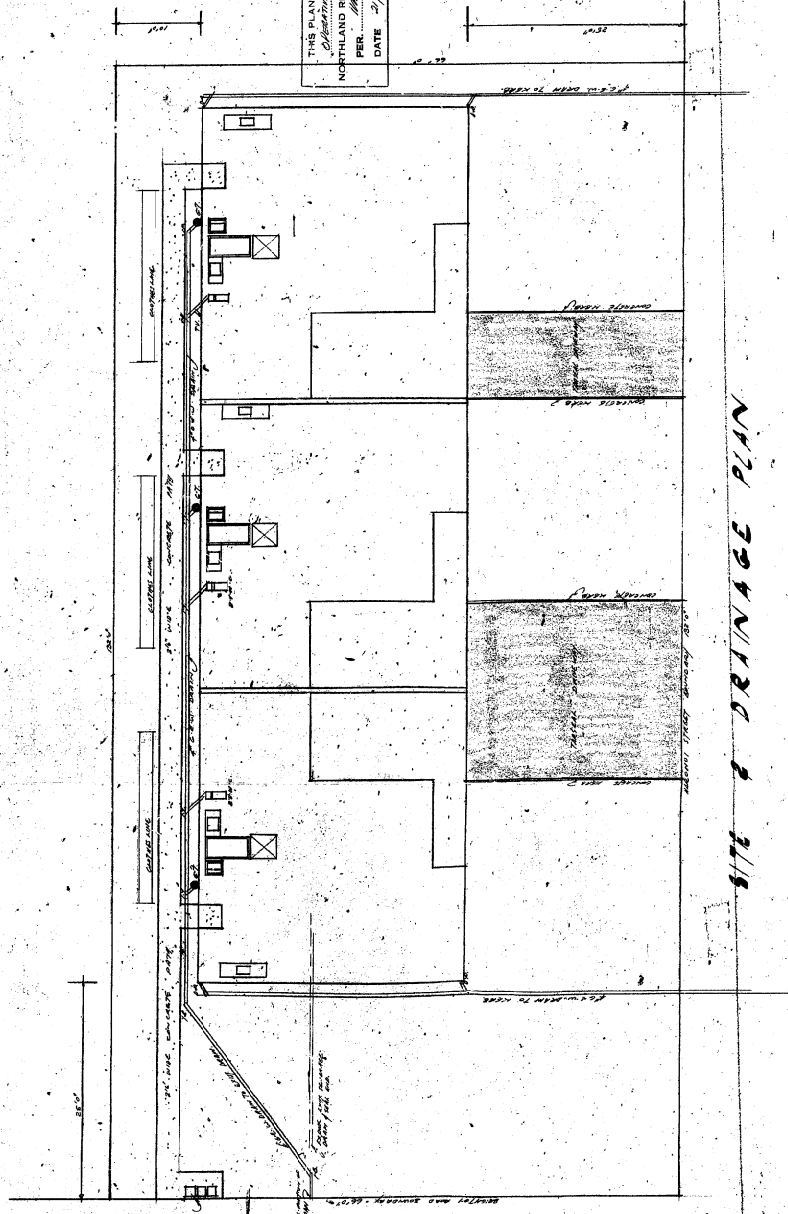
PROPOSED HOME UNITS AT COR. OF BRIGHTON ROAD & HARONUI STREET FOR PARAMOUNT HOMES. 1965 LTD.

SHEET 1 OF 2

SCALE

PLANNING 1766

17768



THIS PLAN COMPLIES WITH THE  
 District Planning Scheme,  
 NORTHLAND REGIONAL PLANNING AUTHORITY.  
 PER .....  
 DATE 2/1/72

RECEIVED  
 19 JUL 1972  
 WHANGAREI  
 CITY COUNCIL

SITE & DRAINAGE PLAN

**BRENT ROBINSON  
 DESIGN SERVICES LTD.**  
 27 DENBY CRESCENT, WHANGAREI : PHONE 73-508

PROPOSED HOME UNITS AT CAR. BRIGHTON RD. 2 HARONUI STREET FOR  
 PARAMOUNT HOMES 1965 LTD.

SHEET 2 OF 2  
 SCALE 1/4" = 1'-0"  
 PLAN No 1766

MICROBOX

MICROFILM RECORDS (WAIKATO) LTD/HAMILTON

15/9/83

3

2



6105713

WHANGAREI CITY COUNCIL

417

2572

17768  
RECEIVED  
28 JUN 1976  
WHANGAREI  
CITY COUNCIL

**BUILDING APPLICATION FORM**

Please Note that any person wishing to take a vehicle over footpath, other than a proper crossing constructed for such purpose, shall apply to Council for a permit to do so and shall pay a fee of \$20.

Date ..... 19 .....

To: The City Inspector.

Sir,

FLAT 2 I hereby apply for permission to CLOSE IN AN EXISTING GARAGE  
at 5 BRIGHTON ROAD for MRS KE TADMAN (Owner)  
(House Number and Street)  
FLAT 2 of 5 BRIGHTON ROAD WHANGAREI, according to locality plan and detail plans, elevations cross-sections  
(Address)

and specifications of building deposited herewith in duplicate.

**PARTICULARS OF LAND:**

**LENGTH OF BOUNDARIES:**

Assess. No. 72/292  
Lot No. 1  
D.P. 68142  
Allotment No. ....

Front .....  
Back .....  
Side ..... Area .....  
Side .....

**PARTICULARS OF BUILDING:**

Foundations ..... Floors .....  
Walls ..... Roofs .....  
Area of Ground Floor ..... square feet (metres)  
Area of Outbuildings ..... square feet (metres)  
Number of Storeys: Above kerb level ..... Below kerb level .....  
Average distance of set back of front of buildings from street boundary line .....

**ESTIMATED VALUE:**

Building ..... \$ 385 :  
Sanitary Plumbing and Drainage ..... \$ ..... :  
Total ..... \$ 385 :

Proposed purposes for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose) .....

Proposed use or occupancy of other parts of buildings .....

Nature of ground on which building is to be placed and on the subjacent strata .....

Yours faithfully,

K. Tadman ..... Owner

Builder's Postal Address:

W. Angles ..... Builder

54 BUSH ROAD  
KIAMO

Builder's Phone 511401





## Your Salesperson Steve & Miriam Davis

Steve & Miriam Davis are “hardworking”, “extremely professional”, “delightful to work with” and “achieve great results”, what our clients say.

For us Real Estate is all about the people, working and helping our clients to achieve major changes and or goals in their lives. We all come to the point where we need to sell a property for a variety of life-changing reasons. We love helping people to make that change, as smoothly and as successfully as possible, no matter what the challenges.

We work together as ‘Team Davis’ and sell homes with the promise to be ‘committed to working for our clients’. Our goal is to get the best result for you, as the seller. We use strategic marketing campaigns, active selling, clear communication and strong negotiation. With strict industry laws and rules, we do this while protecting all your interests through compliance.

We deliver great results as we aim to work for our clients to secure the best result as we are committed to working for clients. We also give back to our community, which is why we sponsor schools in our local area and find opportunities to get involved in community activities.

You can only sell your property once, so it’s important to do it well. The key to this is Good Marketing. Marketing is a bit like fishing; you need to cast your net well to find the best buyers who will pay the highest price for your property. When we have found the best buyers, we then focus on negotiating the best result. We are results-driven, with testimonials that testify to our success.

So, if you are looking for an experienced real estate sales team, with a commitment to work for you, providing you with a smooth journey through the process while securing the best result, then, please get in touch with us today.

Just a little more about Steve and Miriam:

Steve has acquired excellent skills in sales and marketing and negotiating major multi-million-dollar contracts in a long career in the printing, publishing and packaging industries. Becoming a National Sales Manager in his 20s, and then General Manager in his 30s. He held senior management positions in a variety of National and International companies with extensive overseas business experience.

Miriam’s past experience as a private teacher, facilitator, property manager and sales consultant has given her a clear business head, an eye for detail, oodles of patience, empathetic communication, and organisational skills.

In our spare time, we love spending time with our family and enjoy fishing and outdoor activities or just relaxing at our beach home.

**Steve & Miriam Davis**  
**M** 021 820 015 | **P** 09 430 1000  
steve.davis@harcourts.co.nz  
whangarei.harcourts.co.nz

Optimize Realty Ltd MREINZ | Licensed Agent REAA 2008



## Steve Davis

Licensed Real Estate Salesperson

**M** 021 820 015

[steve.davis@harcourts.co.nz](mailto:steve.davis@harcourts.co.nz)

## Miriam Davis

Licensed Real Estate Salesperson

**M** 027 577 6335

[miriam.davis@harcourts.co.nz](mailto:miriam.davis@harcourts.co.nz)

**Harcourts**  
Whangarei