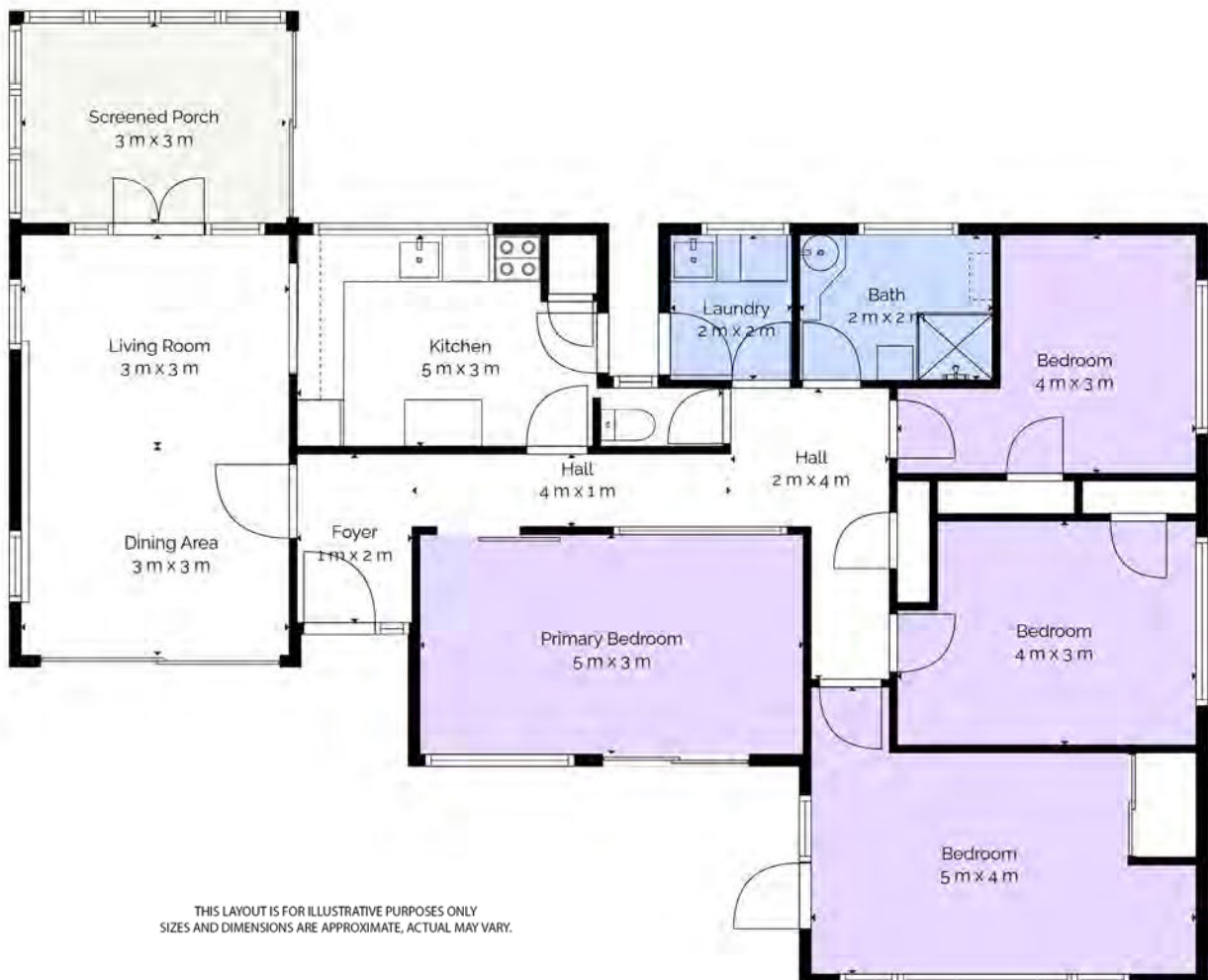




Onerahi
86 West View Crescent
Proudly marketed by Steve and Miriam Davis

Harcourts
Whangarei





“

...you will feel any stress fall away the moment you step foot onto this property.

”

4  1  2  1  1 

Coming Home

FOR SALE

FLOOR AREA 112sqm

LAND AREA 825sqm

This beautifully presented character styled home will warm your heart.

Gentle interiors and blue views - you will feel any stress fall away the moment you step foot onto this property.

So much on offer here - from the established garden to the gorgeous water views.

A four-bedroom home and bathroom, with beautiful, polished floors, and a fully insulated sleepout close to the main home to accommodate extra guests. Two living areas from which to enjoy those sun-filled days, and a separate kitchen for the chef.

A beautiful, covered courtyard which links from the lounge ranchslider for Al-fresco entertainment complete with privacy and potted colour, and a lovely sunny conservatory leading to outdoor decking.

Privacy is paramount here whether enjoying a cocktail in the courtyard or enjoying an outdoor bath in nature looking onto the garden and water view.

Plenty of separate storage space for the hobbies and a gardener's delight with plenty of established fruit trees and vegetables waiting for you in the garden.

Being in a quiet neighbourhood with good neighbours has been important to our vendor, with proximity to public transport, shops and schools, this home is ideal for families and offers the perfect balance of seclusion and convenience while ensuring a lifestyle of utmost ease and enjoyment.

Waste no time to visit. Dreams really do come true!

Call Steve 021 820 015 or Miriam 027 5776 335 for your private viewing.





Property Information

Property Type	House
Other Rooms	Dining Room, Double Bedrooms, Living Rooms, Separate Laundry, Single Bedrooms, Sleep Out, Sunroom, Workshop, Storage Room
Hot Water	Electric
Heating	Ceiling Fans, Electric, Heat Pump
Insulation	Ceiling, Floor
Kitchen	Standard
Dining	Open Plan Dining
Bathrooms	Separate WCs
Lounge	Lounge/Dining Combined
Stove	Electric
Interior Condition	Very Good
Exterior	Weatherboard Timber
Exterior Condition	Very Good
Roof	Concrete Tile
Flooring	Carpet, Timber
Garaging	Boat Parking, Carport, More than two, Off St Parking
Fencing	Partially Fenced
Aspect	Northerly
Views	Private, Sea, Urban
Sewage	Mains
Water	Tank, Town
Frontage	Street
Amenities	Close to Schools, Close to Shops, Close to Transport

Features & Chattels

Living Rooms	2
Chattels	Bathroom Extractor Fan, Blinds, Cooktop, Dishwasher, Drapes, Fixed Floor Coverings, Garden Shed, Heat Pump, Light Fittings, Rangehood, Smoke Detectors, Stove
Other Features	3000ltr water tank, Exterior bath, Concrete Planters
Excluded Chattels	Lounge Drapes, 1st bedroom drapes

Additional Information

More Details URL	harcourtswhangarei.co.nz/property/WR46296
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Rates

Legal Description:	LOT 47 DP 58668			
Assessment Number:	0077142700			
Property ID:	25766			
Address:	86 West View Crescent Whangarei 0110			
View Maps:	WDC Maps	Google Maps		
Land Area (hectares):	0.0825			
Capital Value:	2024/2025	\$685,000	2025/2026	\$685,000
Land Value:	2024/2025	\$370,000	2025/2026	\$370,000
Record of Title:	14A/546			
Floor Area (square metres):	112			
Site Area (square metres):	112			
Improvements:	DWG OBS OI			
Land Use Code:	Residential Single Unit			
Number of Units:	1			
Property Category:	RD196B			
Zone (view District Plan Map):	District Plan Map			
Related Properties:				

WDC

General Residential	Land Value	370000	\$1,011.51
Uniform Annual General Charge	SUIPs	1	\$821.00
Sewage Disposal - Residential	Pans	1	\$928.00
Total			\$2,760.51

NRC

NRC - Regional Council Services	SUIPs	1	\$209.33
NRC - Regional Economic Development	Land Value	370000	\$9.14
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	370000	\$106.12
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
Total			\$602.48
Total			\$3,362.99

Title



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier NA14A/546
Land Registration District North Auckland
Date Issued 03 January 1968

Prior References
NA1140/50

Estate Fee Simple
Area 825 square metres more or less
Legal Description Lot 47 Deposited Plan 58668
Registered Owners
Sabrina Mary Munro

Interests

METRIC AREA IS *824m*
824m²

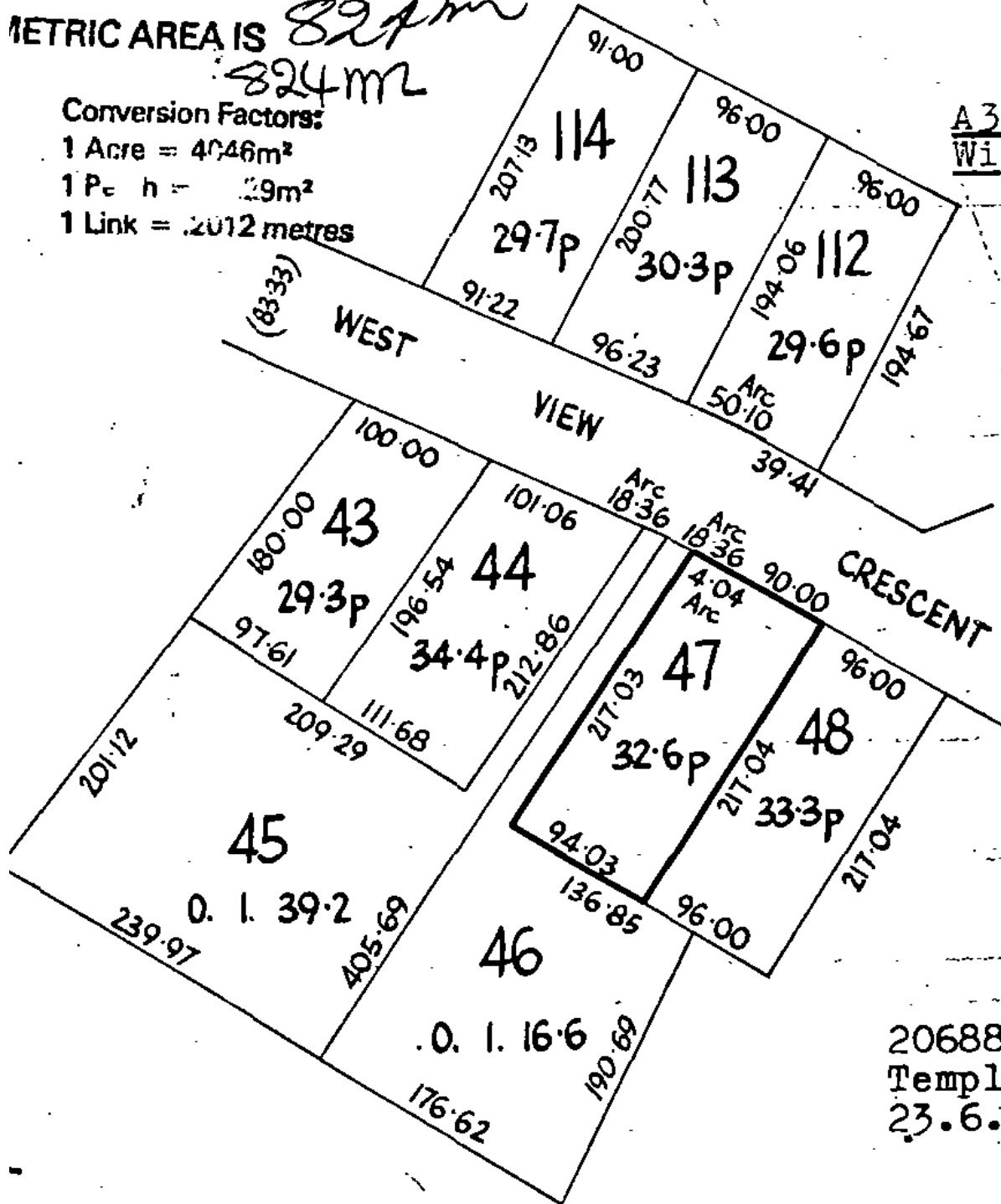
Conversion Factors:

1 Acre = 4046m²

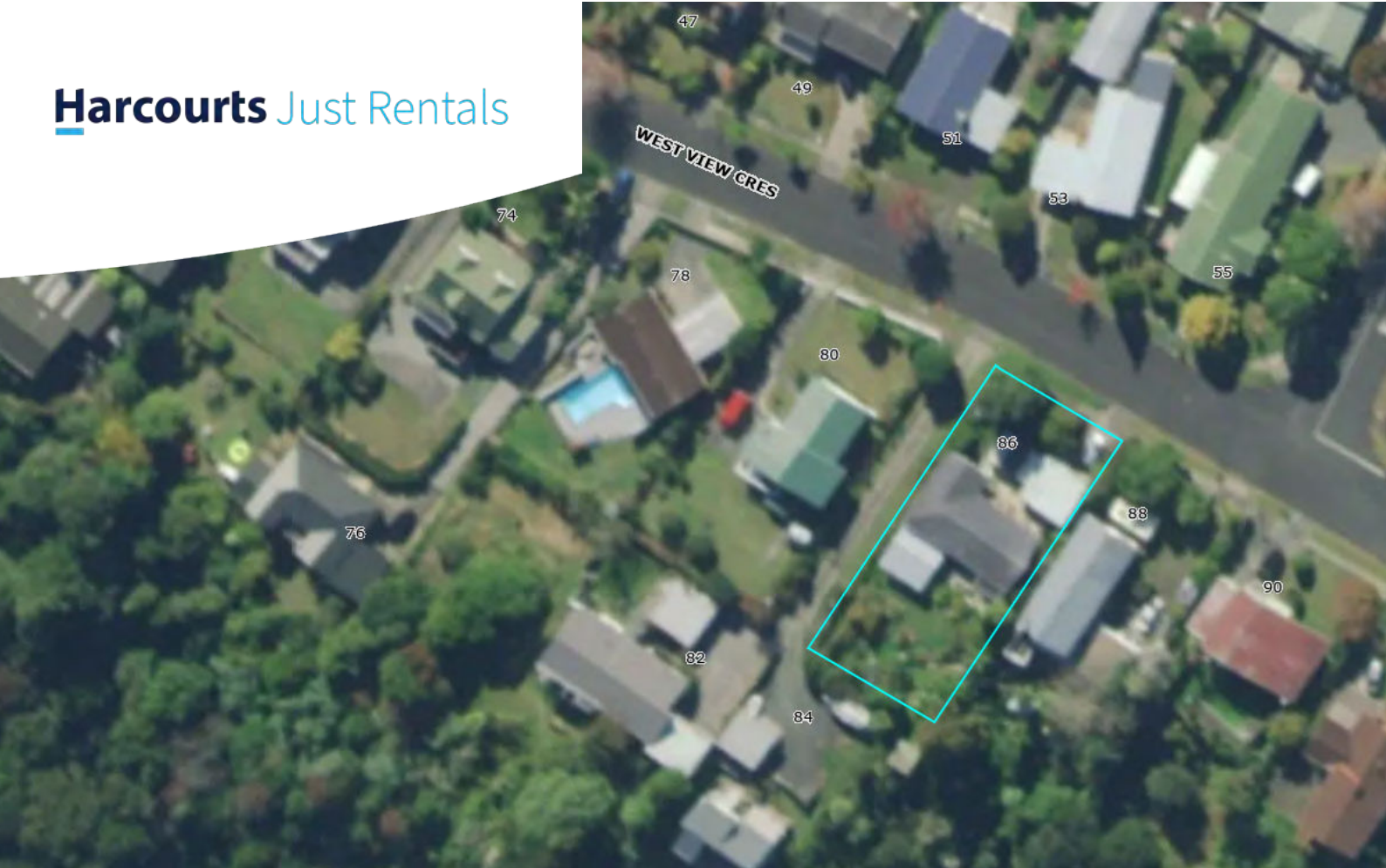
1 Perch = 39m²

1 Link = .2012 metres

A3
WI



20688
Temp 1
23.6.



Rental Appraisal

15 October 2024

Onerahi 86 West View Crescent

4 1 2 1 2

Rental Estimate: \$600.00 - \$650.00 per week

Comparable Properties

Address	Bedrooms and Bathrooms	Rent Per Week
Sherwood Road, Onerahi	4 Bedrooms, 1 Bathroom	\$600.00
Old Onerahi Road, Onerahi	4 Bedrooms, 1 Bathroom	\$625.00
Beach Road, Onerahi	4 Bedrooms, 1 Bathroom	\$650.00

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 us today.

Harcourts Just Rentals

Your Local Property Management Specialists
09 438 2054 | justrentalsnth@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.



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

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Miriam Davis

Licensed Real Estate Salesperson

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Harcourts
Whangarei



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.

8005719 ✓

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 28 JAN 1969

To: The City Engineer,

Sir,

I hereby apply for permission to BUILD A DWELLING
at LOT 47 WESTVIEW CRESCENT for M. C. VILCOX
(House Number and Street) (Owner)
of ONEAKI, 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. 76/43/18
Lot No. 47
D.P. 58668
Allotment No. 47

LENGTH OF BOUNDARIES :

Front 94.03 LKS
Back 94.03 LKS
Side 217.04 LKS Area 52.6 PERS
Side 217.04 LKS

PARTICULARS OF BUILDING :

Foundations Concrete Foundation Blocks Floors Timber
Walls Gibraltar board Roofs Manor Tile
Area of Ground Floor 1196 Sq. Ft. square feet
Area of Outbuildings square feet
Number of Storeys: Above kerb level ONE Below kerb level Nil
Average distance of set back of front of buildings from street boundary line 40 FT

ESTIMATED COST :

Building ~~71624~~
Sanitary Plumbing and Drainage \$570:00
Total ~~71624~~
\$9,800

Footpath Bond	20:00
Permit Fee	36:00
Water	<u>70</u>
	<u>56:70</u>
WAB	
Inspector	
Rec. No. <u>421</u>	Date <u>29/1/69</u>

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) PRIVATE RESIDENCE ONLY

Proposed use or occupancy of other parts of buildings PRIVATE RESIDENCE ONLY

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

Yours faithfully,

E. Wilcox Owner

E. Wilcox Builder

Builder's Postal Address:

39 Pa. Rd.
Oneaki, Whangarei

Builder's Phone 60860

347

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.....

F 22517

To: The City Inspector,

Sir,

I hereby apply for permission to Erect garage & storeroom
at 86 West View Crescent for J. Templeton
(House Number and Street) (Owner)
of above, according to locality plan and detail plans, elevations cross-sections
(Address)

and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

Assess. No. 76/43/18
Lot No. 47
D.P. 58668
Allotment No.

LENGTH OF BOUNDARIES:

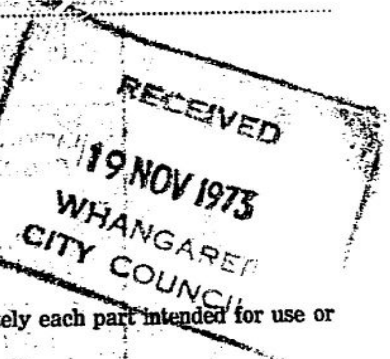
Front
Back
Side Area
Side

PARTICULARS OF BUILDING:

Foundations REINFORCED CONCRETE Floors CONCRETE
Walls WEATHER BOARD AND FIBROHITE SHEETS Roofs CORRUGATED GALV. IRON
Area of Ground Floor 528 square feet square feet
Area of Outbuildings square feet
Number of Storeys: Above kerb level 1 Below kerb level
Average distance of set back of front of buildings from street boundary line

ESTIMATED VALUE:

Building	\$ 700 : 00
Sanitary Plumbing and Drainage	\$ 100 : 00
Total	\$ 800 : 00



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 Private garage & storeroom

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

Yours faithfully,

J. Templeton Owner

Builder's Postal Address:

J. Templeton Builder

Builder's Phone

0050471
PERMIT NUMBER
28.7.86

WHANGAREI CITY COUNCIL
347
FILE NUMBER

RECEIVED
17 JUL 1986
WHANGAREI
CITY COUNCIL

BUILDING APPLICATION FORM

Please Note that any person wishing to take a vehicle over footway other than a proper crossing constructed for such purpose, shall apply to the Council for a permit to do so and shall pay the appropriate deposit.

To: The CITY Engineer

I hereby apply for permission to Build a Carport and Garage.
at 86 West View Cres for Mr J Templeton
(House Number and Street) (Owner)
of 86 West View Cres according to locality plan and detail plans, elevations
(Address)

cross-sections and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

Assess. No. 771/427
Lot No. 47
D.P. 58668

LENGTH OF BOUNDARIES:

Front 18.89 Area 824.756
Back 18.89
Side 13.66 Side

PARTICULARS OF BUILDINGS:

Foundations Concrete Floors Concrete
Walls Coloured Cast Iron W-B. Roofs Iron
Area of Ground Floor (Metres) Area of First Floor or Mezzanine (Metres)
Area of Basement (Metres) Area of Outbuildings 43 (Metres)
Number of Storeys: Above kerb level 1 Below kerb level
Average distance of set back of front of buildings from street boundary line 6.8

ESTIMATED VALUE:

Buildings \$ 7000 :00
Sanitary Plumbing \$
Sanitary Drainage \$
Total \$ 7000 :00

OFFICE USE ONLY
FEES PAID BY OWNER/BUILDER/OWNER'S AGENT

Proposed purpose 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) Garage and Carport

Proposed use or occupancy of other parts of buildings

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

PLEASE PRINT OWNER NAME <u>J. Templeton</u> POSTAL ADDRESS <u>86 West View Cres</u> <u>Onekahi</u> PHONE <u>60860</u> <u>[Signature]</u>	BUILDER NAME <u>GRAHAM MACKINNON</u> POSTAL ADDRESS <u>30 Ross St</u> <u>Onekahi</u> PHONE <u>61258</u> Signature	OWNER'S AGENT NAME POSTAL ADDRESS PHONE Date <u>17/7/86</u>
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FD2135
PERMIT NUMBER

22/6/88

347
FILE NUMBER

BUILDING APPLICATION FORM

Please Note that any person wishing to take a vehicle over footway other than a proper crossing constructed for such purpose, shall apply to the Council for a permit to do so and shall pay the appropriate deposit.

- 5 MAY 1988
WHANGAREI
CITY COUNCIL

To: The CITY Engineer

I hereby apply for permission to erect Conservatory
at 86 Westview Cres for Mrs J G Templeton
(House Number and Street) (Owner)
of 86 Westview Cres according to locality plan and detail plans, elevations
(Address)

cross-sections and specifications of building deposited herewith in duplicate

PARTICULARS OF LAND:

Assess. No. 771/427
Lot No. 47
D.P. 58668

LENGTH OF BOUNDARIES:

Front Area
Back
Side Side

PARTICULARS OF BUILDINGS:

Foundations concrete Floors 2 Fibrolite
Walls Glass Roofs polygal
Area of Ground Floor 847 (Metres) Area of First Floor or Mezzanine (Metres)
Area of Basement (Metres) Area of Outbuildings (Metres)
Number of Storeys: Above kerb level 1 Below kerb level
Average distance of set back of front of buildings from street boundary line

ESTIMATED VALUE:

Buildings \$ 4,400
Sanitary Plumbing \$
Sanitary Drainage \$
Total \$ 4,400

OFFICE USE ONLY

FEES PAID BY OWNER/BUILDER/OWNER'S AGENT

Proposed purpose 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) Conservatory

Proposed use or occupancy of other parts of buildings dwelling

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

PLEASE PRINT OWNER	BUILDER	OWNER'S AGENT
NAME <u>Mrs J G Templeton</u>	NAME <u>Enterprise Builders</u>	NAME
POSTAL ADDRESS <u>86 Westview Cres</u>	POSTAL ADDRESS <u>P.O. Box 3111</u>	POSTAL ADDRESS
PHONE	PHONE <u>480829</u>	PHONE
<u>G. O. Worrall</u>	Signature	Date <u>5/5/88</u>

006
PERMIT NUMBER
31/7/89

FILE NUMBER

RECEIVED

BUILDING APPLICATION FORM

Please Note that any person wishing to take a vehicle over footway other than a proper crossing constructed for such purpose, shall apply to the Council for a permit to do so and shall pay the appropriate deposit.

28 JUL 1989
WHANGAREI
CITY COUNCIL

To: The CITY Engineer

I hereby apply for permission to erect INSTALL MITAM FIRE
at 86 WEST VIEW CRES. for TEMPLETON
(House Number and Street) (Owner)
of AS ABOVE according to locality plan and detail plans, elevations
(Address)

cross-sections and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:	LENGTH OF BOUNDARIES:
Assess. No. <u>771/427</u>	Front Area
Lot No. <u>47</u>	Back
D.P. <u>58668</u>	Side Side

PARTICULARS OF BUILDINGS:

Foundations Floors

Walls Roofs

Area of Ground Floor (Metres) Area of First Floor or Mezzanine (Metres)

Area of Basement (Metres) Area of Outbuildings (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:

Buildings \$ 1395

Sanitary Plumbing ... \$

Sanitary Drainage ... \$

Total \$ 1395

OFFICE USE ONLY

FEES PAID BY OWNER/BUILDER/OWNER'S AGENT

Proposed purpose 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

PLEASE PRINT		
OWNER	BUILDER	OWNER'S AGENT
NAME <u>J. E. Templeton</u>	NAME <u>Gundry & O'Connell</u>	NAME
POSTAL ADDRESS <u>86 West View Cres</u>	POSTAL ADDRESS <u>Water St</u>	POSTAL ADDRESS
<u>Anerahi</u>		
PHONE <u>60860</u>	PHONE <u>489 040</u>	PHONE
<u>J. E. Templeton</u>	Signature	Date <u>28-7-89</u>