



One Tree Point
41 Kaurinui Crescent

Proudly marketed by Steve and Miriam Davis

Harcourts
Whangarei





“

A near new house in one of Whangarei's most sought-after places in One Tree Point...

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4  2  2  2  2 

Forget About Building

FOR SALE

FLOOR AREA 216sqm

LAND AREA 597sqm

This immaculate home is ready for you now!

If you've made the decision to build a new home, then pause for a moment and consider this.

A near new house in one of Whangarei's most sought-after places in One Tree Point, and set amongst quality homes, taking advantage of its quiet location, all day sun, with a short walk to the beach close-by sits a ready-made home waiting for you!

Upon entering the home, you are greeted with beautiful neutral warm tones throughout the well-designed home. A stylish, quality, four-bedroom home, featuring the master bedroom and ensuite in its own wing, and a spacious luxurious family bathroom for your family and guests.

The sleek, open plan kitchen is a chef's dream with spacious breakfast bar seating and generous dining forming the hub of the home. Connecting the formal dining to a sunny outdoor entertainment area with electric louvre cover for shade to enjoy the al fresco family BBQs with family and friends over summer with plenty of space for the children and pets.

For comfortable entertainment in the home, you have the choice of two separate lounges to retire to following your evening meal. This house has double glazing and a heat pump to ensure you'll always be comfortable all year round.

The exterior is beautifully landscaped and fenced and provides a double internal carpeted garage for convenience with plenty of roof storage and laundry.

With so many other special extras provided in this beautiful home you won't be disappointed.

Please hurry and call us now for a private viewing.





Property Information

Property Type	House
Rooms	4 Double Bedrooms
Hot Water	Electric
Heating	Electric, Heat Pump
Insulation	Ceiling, Floor, Walls
Kitchen	Designer, Open Plan
Dining	Combined Kitchen, Open Plan Dining
Bathrooms	Combined Bth/WCs, Ensuite
Lounge	Separate
Stove	Electric
Interior Condition	Excellent
Exterior	Weatherboard Timber and Brick
Exterior Condition	Excellent
Roof	Iron
Flooring	Carpet, Tiles
Garaging	Automatic Doors, Boat Parking, Double, Internal Access, Off St Parking
Fencing	Fully Fenced
Aspect	Northerly
Views	Urban
Sewage	Mains
Water	Town
Frontage	Street
Amenities	Close to Schools, Close to Shops

Features & Chattels

Living Rooms	2
Chattels	Bathroom Extractor Fan, Blinds, Burglar Alarm, Central Vac System, Cooktop, Dishwasher, Drapes Fixed Floor Coverings, Garage Door Opener Remote Control, Heat Pump, Heated Towel Rail, Light Fittings, Rangehood, Security System, Smoke Detectors, TV Aerial, Wall Oven, Waste Disposal Unit

Additional Information

More Details URL	harcourtswhangarei.co.nz/property/WR46638
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Rates

Legal Description:	LOT 407 DP 564989			
Assessment Number:	0029002166			
Property ID:	172212			
Address:	41 Kaurinui Crescent One Tree Point 0118			
View Maps:	WDC Maps	Google Maps		
Land Area (hectares):	0.0597			
Capital Value:	2024/2025	\$980,000	2025/2026	\$1,015,000
Land Value:	2024/2025	\$380,000	2025/2026	\$330,000
Record of Title:	1009463			
Floor Area (square metres):	216			
Site Area (square metres):	216			
Improvements:	DWG OI			
Land Use Code:	Residential Single Unit			
Number of Units:	1			
Property Category:	RD202B			
Zone (view District Plan Map):	District Plan Map			
Related Properties:				

WDC

General Residential	Land Value	380000	\$1,038.84
Uniform Annual General Charge	SUIPs	1	\$821.00
Sewage Disposal - Residential	Pans	1	\$928.00
Total			\$2,787.84

NRC

NRC - Regional Council Services	SUIPs	1	\$209.33
NRC - Regional Economic Development	Land Value	380000	\$9.39
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	380000	\$108.98
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 **\$605.59**

Total **\$3,393.43**

Title



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




R.W. Muir
Registrar-General
of Land

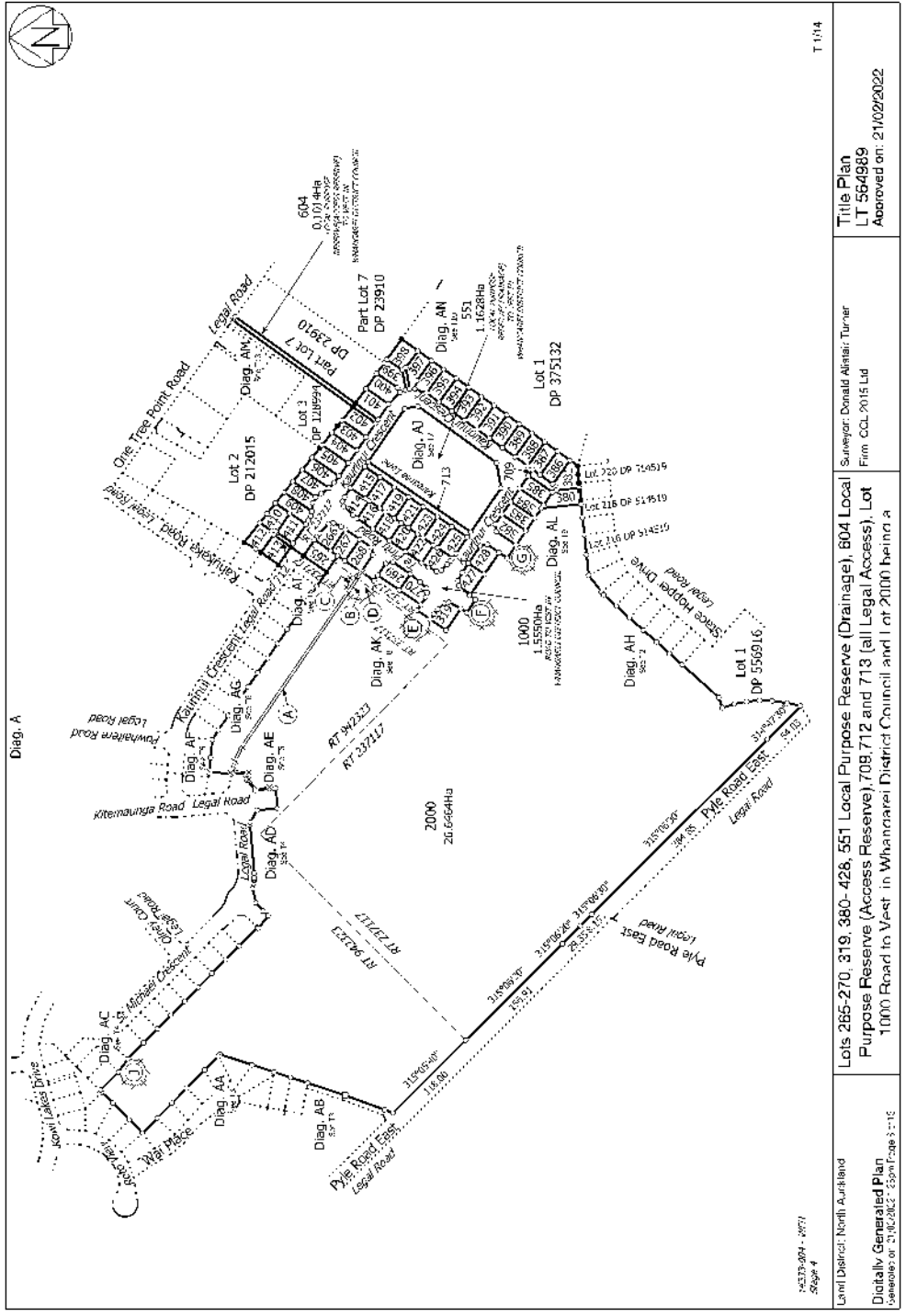
Identifier 1009463
Land Registration District North Auckland
Date Issued 21 February 2022

Prior References
237117

Estate Fee Simple
Area 597 square metres more or less
Legal Description Lot 407 Deposited Plan 564989
Registered Owners
Carol Iris Amy Guy

Interests

12201143.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.2.2022 at 4:16 pm
Land Covenant in Covenant Instrument 12201143.7 - 21.2.2022 at 4:16 pm
Land Covenant (in gross) in favour of WFH Properties Limited created by Covenant Instrument 12201143.7 - 21.2.2022 at 4:16 pm
Land Covenant in Covenant Instrument 12201143.8 - 21.2.2022 at 4:16 pm





Team

DAVIS

STEVE 021 820 015 | **MIRIAM** 027 577 6335
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Optimize Realty Ltd MREINZ | Licensed Agent REAA 2008

Your Salespeople

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 Davis

Licensed Real Estate Salesperson

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Miriam Davis

Licensed Real Estate Salesperson

M 027 577 6335

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