



# INFORMATION MEMORANDUM

14 Tupare Place  
NEW PLYMOUTH



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# Location



## 14 Tupare Place, New Plymouth

A quiet cul-de-sac, 14 Tupare Place is located a mere twelve-minute drive from downtown New Plymouth. Conveniently located close to Mangorei Primary School, Tupare Gardens, Merrilands Domain and Merrilands Shopping Centre. A desirable locale with easy access to St Highway 3 travelling South.



## PHOTO GALLERY

### WEB REFERENCE

[robertangus.co.nz/46110](http://robertangus.co.nz/46110)

open2view ID460495





## 14 Tupare Place New Plymouth

### PROPERTY INFORMATION

<b>Certificate of Title:</b>	TNL2/836
<b>Legal Description:</b>	Lot 5 DP20844
<b>Tenure:</b>	Fee Simple
<b>Floor Area:</b>	212sqm
<b>Land Area:</b>	782qm
<b>Bedrooms:</b>	Four
<b>Bathrooms:</b>	Two
<b>Separate WC:</b>	One
<b>Garaging:</b>	Double
<b>Rates:</b>	\$3,474.14
<b>Improvements:</b>	\$350,000
<b>Land Value:</b>	\$350,000
<b>Capital Value:</b>	\$700,000
<b>Zoning:</b>	Residential A

**Chattels:** Fixed Floor Coverings, Cooktop/Oven, Drapes, Blinds, Light Fittings, Dishwasher, Extractor Fan x2, Garage Door Opener x2, Heated Towel Rail x2, Rangehood, TV Aerial, Waste Disposal Unit.

## Offers Over \$620,000

Visit our office at:  
Level 1, White Hart  
47 Queen Street  
New Plymouth  
06 758 2484

## WHERE LOCATION COUNTS

Coveted address and always in demand. Offering large single level family home boasting generous open plan kitchen dining and lounge. Fabulous indoor-outdoor flow with doors from the dining and the lounge opening out to the large north facing deck - plenty of good times to be enjoyed here. Four bedrooms, spacious master with en suite and walk in wardrobe. Whatever the weather you'll be assured of year-round comfort throughout with a ducted heating and cooling heat pump. Flat 782sqm section where there's ample room for both children and pets to play on easy-care grounds. An enduring and quiet location combined with proximity to schooling and recreational facilities, a comfortable walk to our famed Tupare Garden, one of New Zealand's most distinctive and beautiful gardens. An exciting opportunity to purchase in a tightly held area. Your immediate inspection is invited. LIM report and information memorandum available to download online.

**Open2view ID460495**

**[robertangus.co.nz/46110](http://robertangus.co.nz/46110)**



### Contact Details

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Any interest in this property should be registered with the Vendor's Agency. Contents of the proposal do not form part of a contract. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part and interested persons are advised to make their own enquires and satisfy themselves in all respects.



**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** **TNL2/836**  
**Land Registration District** **Taranaki**  
**Date Issued** 10 December 2001

**Prior References**

TNK2/214

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**Estate** Fee Simple  
**Area** 782 square metres more or less  
**Legal Description** Lot 5 Deposited Plan 20844

**Registered Owners**

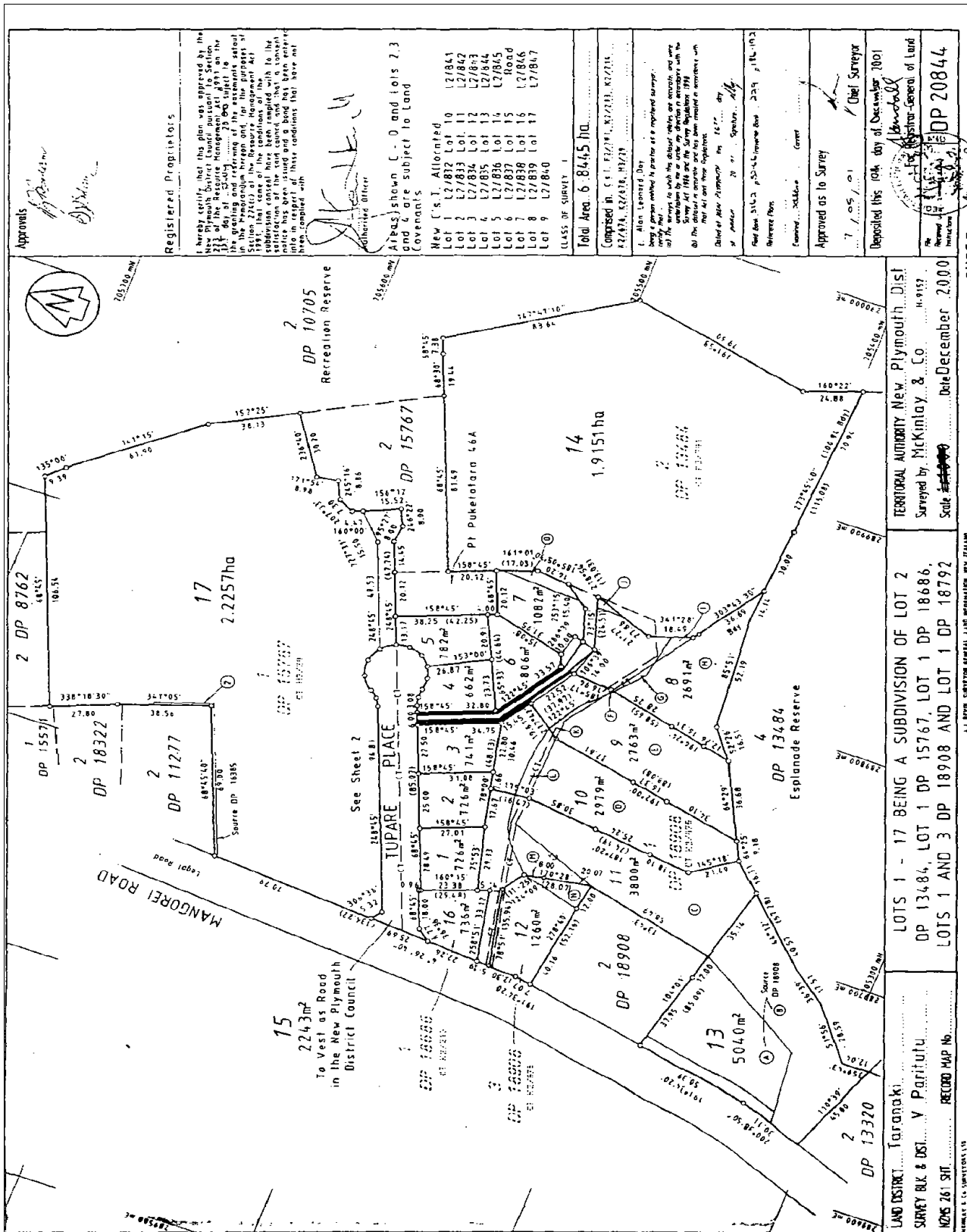
Simon Peter Martin and Hailey Anne Martin

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**Interests**

Fencing Covenant in Transfer 5149386.1 - 5.2.2002 at 9:11 am  
Land Covenant in Transfer 5149386.1 - 5.2.2002 at 9:11 am  
10146574.3 Mortgage to ANZ Bank New Zealand Limited - 14.8.2015 at 2:24 pm





Registered Proprietors

I hereby certify that this plan was approved by the New Plymouth District Council pursuant to Section 223 of the Resource Management Act 1991 on the 11th day of December 2000. This plan is subject to the provisions of the Resource Management Act 1991 and the Resource Management Regulations 1992. The subdivision shown on this plan is in accordance with the Resource Management Act 1991 and the Resource Management Regulations 1992. The subdivision shown on this plan is in accordance with the Resource Management Act 1991 and the Resource Management Regulations 1992. The subdivision shown on this plan is in accordance with the Resource Management Act 1991 and the Resource Management Regulations 1992.

Alpaishawh C-0 and lots 2,3 and 4 are subject to Land Covenants

New C.S.T. Allotted

Lot 1	L2/872	Lot 10	L2/843
Lot 2	L2/833	Lot 11	L2/842
Lot 3	L2/834	Lot 12	L2/843
Lot 4	L2/835	Lot 13	L2/844
Lot 5	L2/836	Lot 14	L2/845
Lot 6	L2/837	Lot 15	L2/846
Lot 7	L2/838	Lot 16	L2/847
Lot 8	L2/839	Lot 17	L2/848
Lot 9	L2/840		

CLASS OF SURVEY 1

Total Area: 6.8445 ha

Compared to: C.S.T. 1974/1, 1974/2, 1974/3, 1974/4, 1974/5, 1974/6, 1974/7, 1974/8, 1974/9, 1974/10, 1974/11, 1974/12, 1974/13, 1974/14, 1974/15, 1974/16, 1974/17, 1974/18, 1974/19, 1974/20, 1974/21, 1974/22, 1974/23, 1974/24, 1974/25, 1974/26, 1974/27, 1974/28, 1974/29, 1974/30, 1974/31, 1974/32, 1974/33, 1974/34, 1974/35, 1974/36, 1974/37, 1974/38, 1974/39, 1974/40, 1974/41, 1974/42, 1974/43, 1974/44, 1974/45, 1974/46, 1974/47, 1974/48, 1974/49, 1974/50, 1974/51, 1974/52, 1974/53, 1974/54, 1974/55, 1974/56, 1974/57, 1974/58, 1974/59, 1974/60, 1974/61, 1974/62, 1974/63, 1974/64, 1974/65, 1974/66, 1974/67, 1974/68, 1974/69, 1974/70, 1974/71, 1974/72, 1974/73, 1974/74, 1974/75, 1974/76, 1974/77, 1974/78, 1974/79, 1974/80, 1974/81, 1974/82, 1974/83, 1974/84, 1974/85, 1974/86, 1974/87, 1974/88, 1974/89, 1974/90, 1974/91, 1974/92, 1974/93, 1974/94, 1974/95, 1974/96, 1974/97, 1974/98, 1974/99, 1974/100

Surveyed by: McKintay & Co. Date: 14/11/97

Scale: 1:10000

Date: December 2000

TERITORIAL AUTHORITY: New Plymouth Dist

Surveyed by: McKintay & Co. Date: 14/11/97

Scale: 1:10000

Date: December 2000

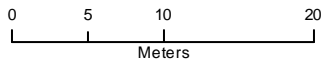
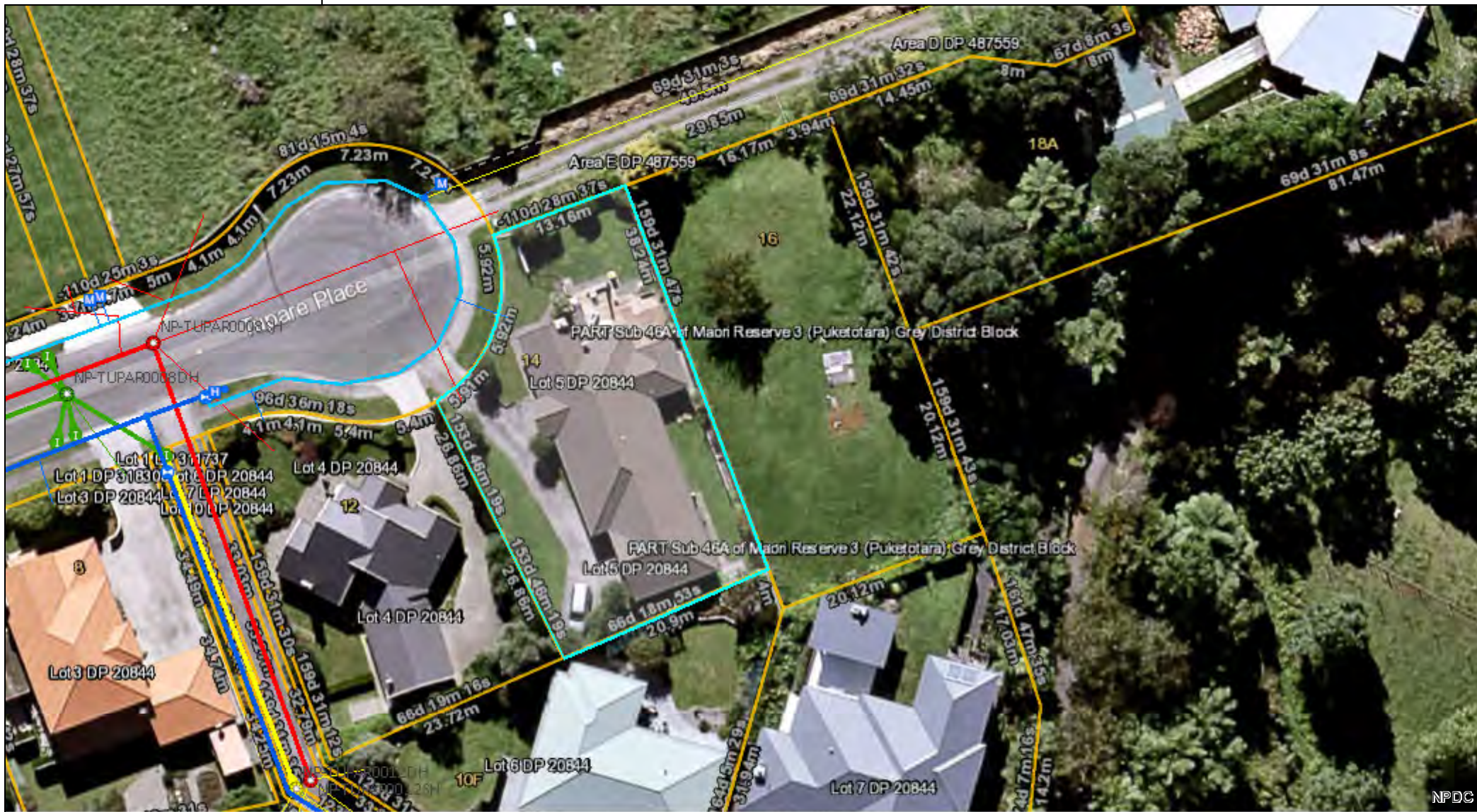
LOTS 1 - 17 BEING A SUBDIVISION OF LOT 2 DP 13484, LOT 1 DP 15767, LOT 1 DP 18686, LOTS 1 AND 3 DP 18908 AND LOT 1 DP 18792

LAND DISTRICT: Taranaki

SURVEY BLK & DIST: V Paritutu

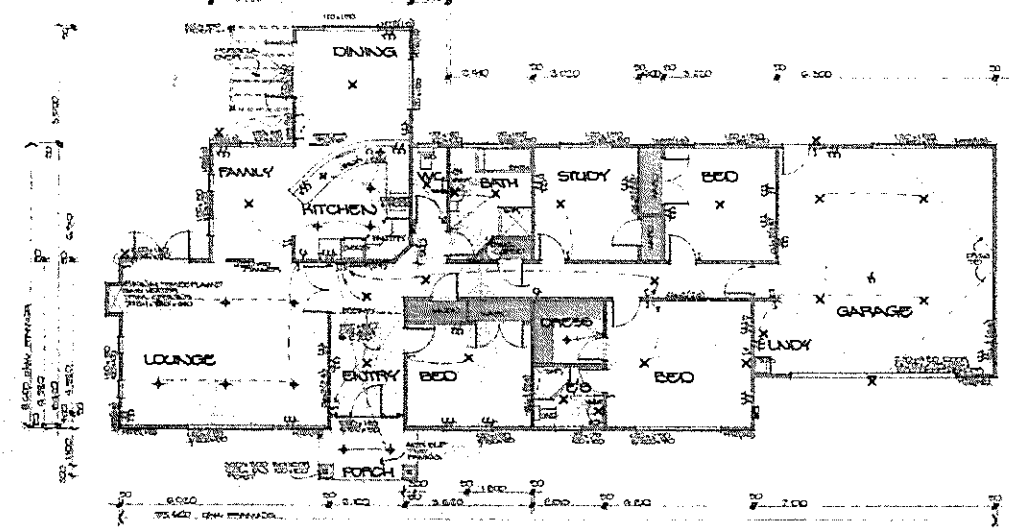
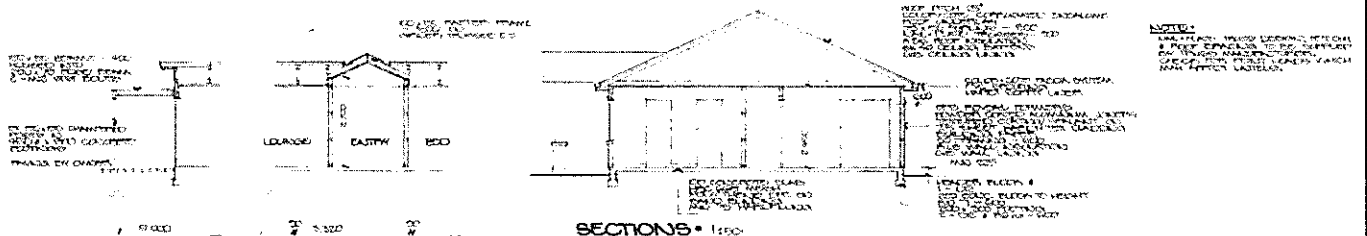
RECORD MAP No. DP 20844





# MILES Print Map





- ELECTRICAL •**
- SWITCH - MASTER BEDRM
  - SWITCH - ENTRY CORNER
  - COLL. SW. ENTRY
  - WALL LIGHT
  - FAN/LIGHT
  - 600 WATT CIRCLET
  - 150 WATT CIRCLET
  - FLOOR, FLOOR
  - TELEPHONE JACK
- BRACKETS •**
- WALL BRACKET - WEST - 600 WATT CIRCLET  
 WALL BRACKET - EAST - 150 WATT CIRCLET  
 TOTAL 120 WATT CIRCLET - 120 WATT CIRCLET  
 TOTAL 120 WATT CIRCLET - 120 WATT CIRCLET

KALA PATTER TRUST •  
 TUPARE PLACE • NP.

	T78	2
	<p>DATE: 11/10/10</p> <p>SCALE: AS SHOWN</p>	<p>PROJECT: TUPARE PLACE</p> <p>SHEET: 2</p>

# Method of Sale

Offers Over \$620,000

## Disclaimer

### Statement of passing over information

This information has been supplied by the vendor or the vendor's agents.

Accordingly, Robert Angus Real Estate Ltd is merely passing over the information as supplied to us by the vendor or the vendor's agents.

We cannot guarantee its accuracy and reliability as we have not checked, audited or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into the same.

To the maximum extent permitted by law Robert Angus Real Estate Ltd do not accept any responsibility to any person for the accuracy of the information herein.

### For further details contact:

#### Angela Maindonald

Licensed Real Estate Agent (REA 2008)

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