INFORMATION MEMORANDUM

319 Mangorei Road
NEW PLYMOUTH

ROBERT ANGUS

Robert Angus Real Estate Ltd MREINZ Licensed Real Estate Agent REAA2008

Prospective Purchasers should not be confined to the material herein and should make their own enquires to satisfy themselves on the accuracy of all aspects

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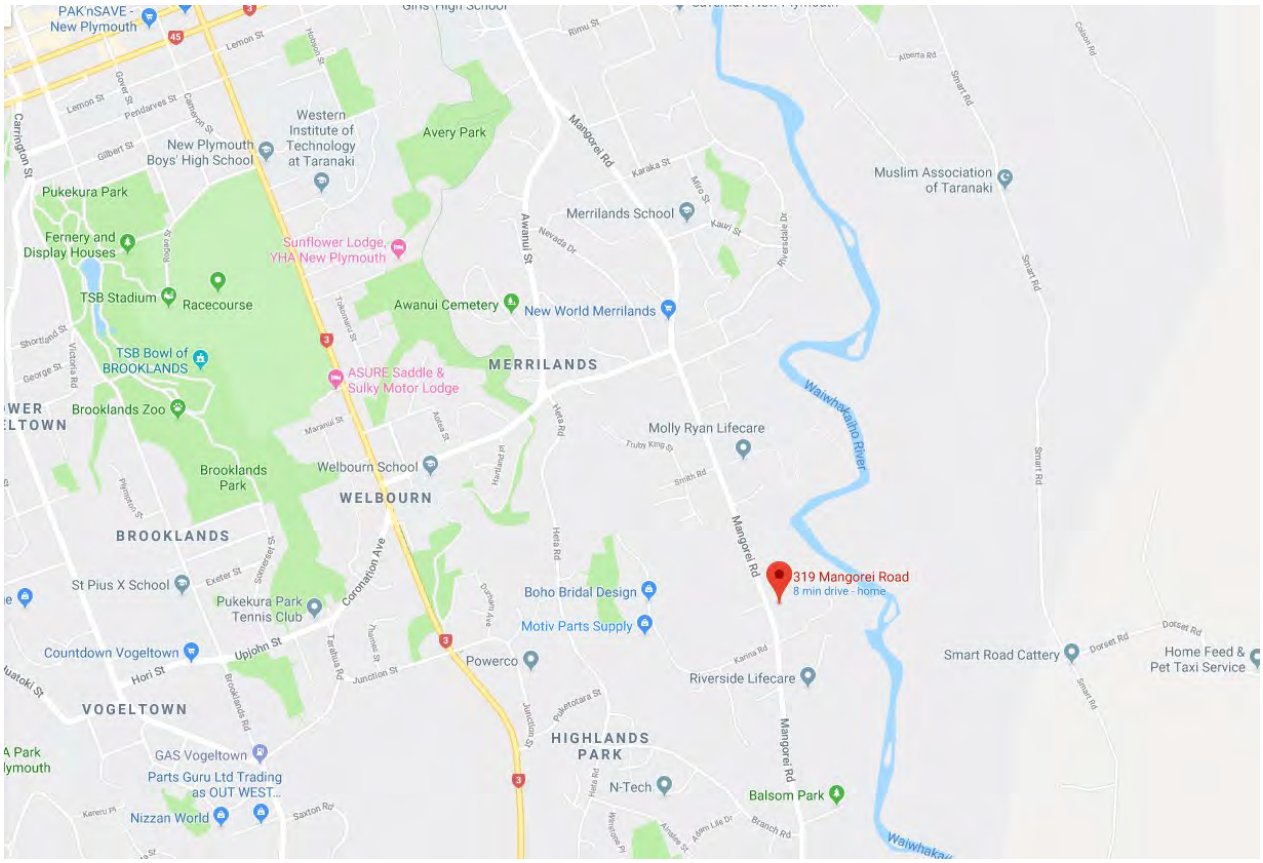
Location



319 Mangorei Road, New Plymouth

Located in one of New Plymouths desirable suburbs. Within easy walking distance to the Merrilands shopping centre, Merrilands Domain, sports fields and famed Tupare Gardens all close by. A variety of quality schools also within the catchment. Ten minute commute to the New Plymouth CBD. Indeed a prime location for convenience and enjoyment of nearby amenities.

ROBERT ANGUS

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PHOTO GALLERY

WEB REFERENCE
robertangus.co.nz/76917
open2view ID464049

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Robert Angus Real Estate Ltd
Office +64 (0)6 758 2484
White Hart 47 Queen St New Plymouth
Licensed Real Estate Agents REAA 2008

319 Mangorei Road Merrilands New Plymouth

PROPERTY INFORMATION

Certificate of Title:	TNF1/1337
Legal Description:	Lot 10 DP 13309
Tenure:	Fee Simple
Floor Area:	200 sqm
Land Area:	910 sqm
Bedrooms:	Four
Bathrooms:	Two
Separate WC:	One
Carport:	Double
Rates:	$3,272.10
Improvements:	$180,000
Land Value:	$400,000
Capital Value:	$580,000
Zoning:	Residential A

Chattels: Cooktop/Oven, Fixed Floor Coverings, Blinds, Light Fittings, Dishwasher, Extractor Fan, Garden Shed, Heated Towel Rail x 1, Rangehood, TV Aerial, Panel Heater x3.

For Sale

$695,000

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

UNIQUE EXPRESSION IN STYLE

A wonderful atmosphere of fun, privacy and relaxation is on offer, indeed an entertainer's delight. Maximising the full potential of 910sqms, landscaped to perfection north facing capturing sun and views over the Waiwhakaiho river. Generous living from the conservatory come dining room with double window height, to the living room with a stunning open fireplace. Maati ceilings and Rimu joinery blend effortlessly and bring the outdoors in. Freshly installed designer kitchen with a second living/ family room - makes for great morning room. Remaining floor plan on the ground level comprise of two double bedrooms, bathroom and laundry. Master with en suite, reading nook, single bedroom and office space offer separation when required and are all located off the first-floor entrance. Conveniently located close to Merrilands shopping centre, variety of schooling, bus stops and the popular Merrilands Domain. Talk about x factor this home has it in spades, indeed a first-rate home worthy of your immediate inspection.

Open2view ID464049 robertangus.co.nz/76917

Contact Details

Angela Maindonald

M 021 110 8313

E angela@robertangus.co.nz

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	**TNF1/1337**
Land Registration District	**Taranaki**
Date Issued	12 December 1980

Prior References
TNC3/445

Estate	Fee Simple
Area	910 square metres more or less
Legal Description	Lot 10 Deposited Plan 13309

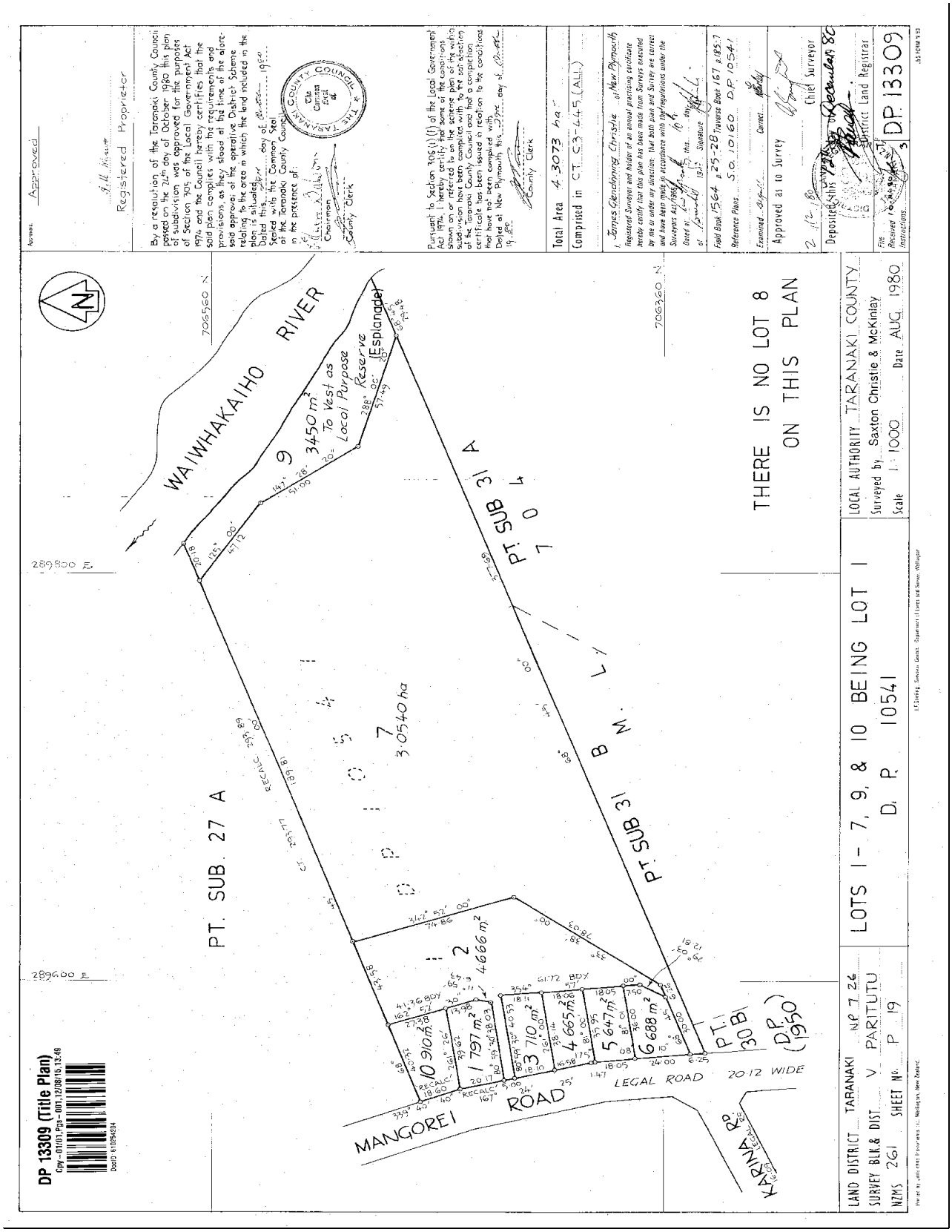
Registered Owners
Michael Jeremy Mansvelt

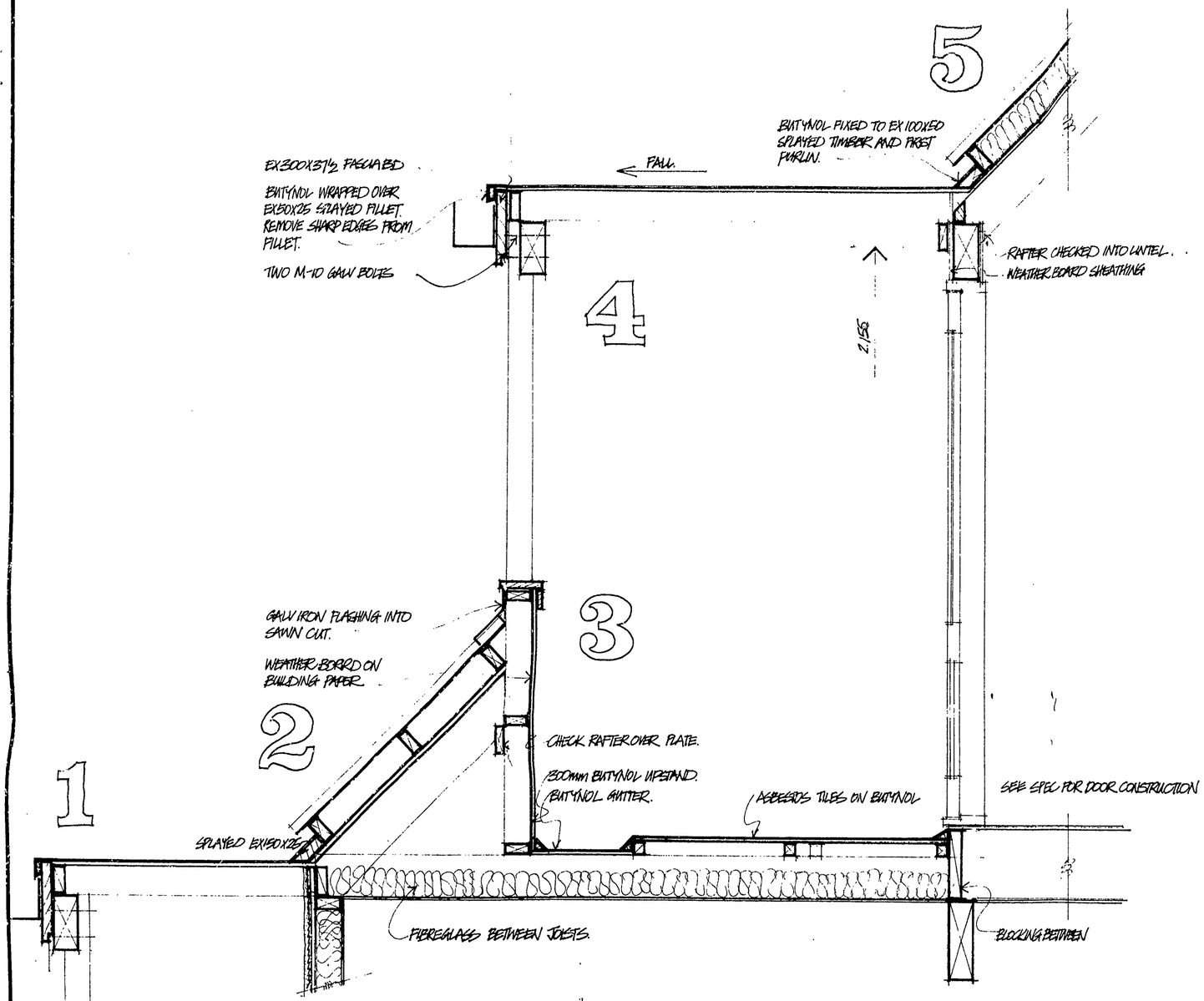
Interests

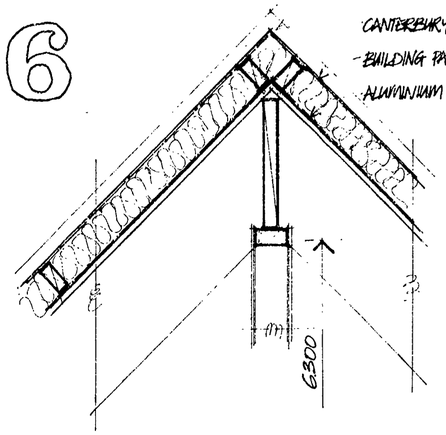
10608041.3 Mortgage to ANZ Bank New Zealand Limited - 1.11.2016 at 3:06 pm

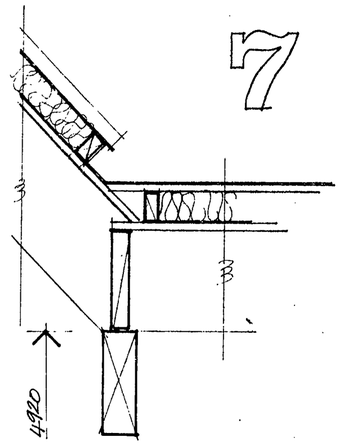
10906609.1 Mortgage to Hendrik Mansvelt and Juliana Ruth Mansvelt - 2.10.2017 at 9:29 am

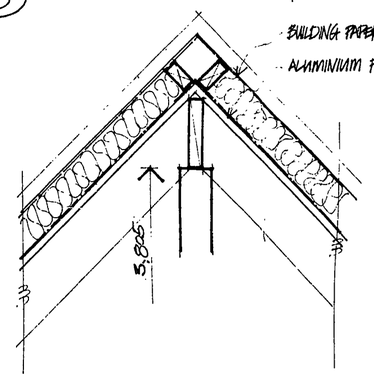
Identifier **TNF1/1337**

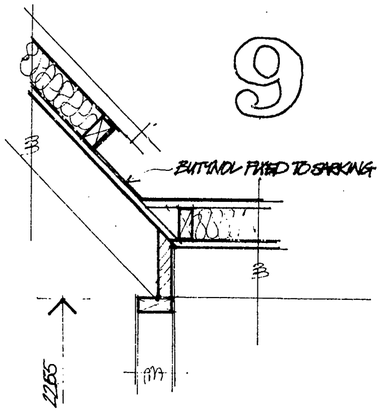


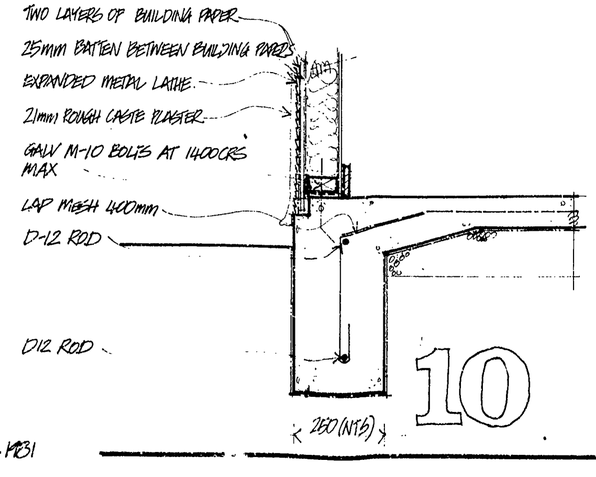


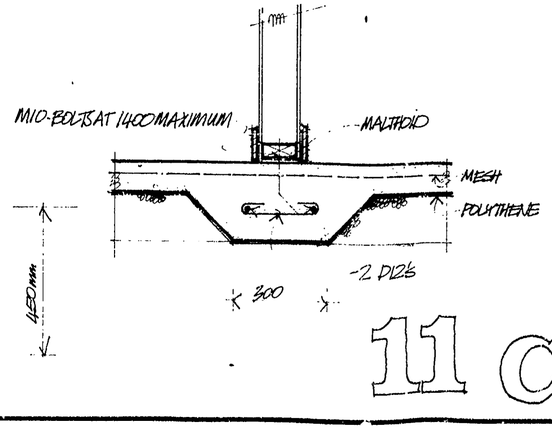


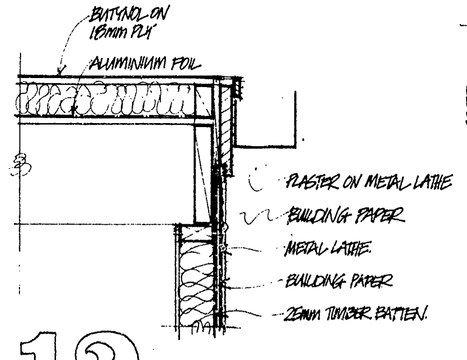










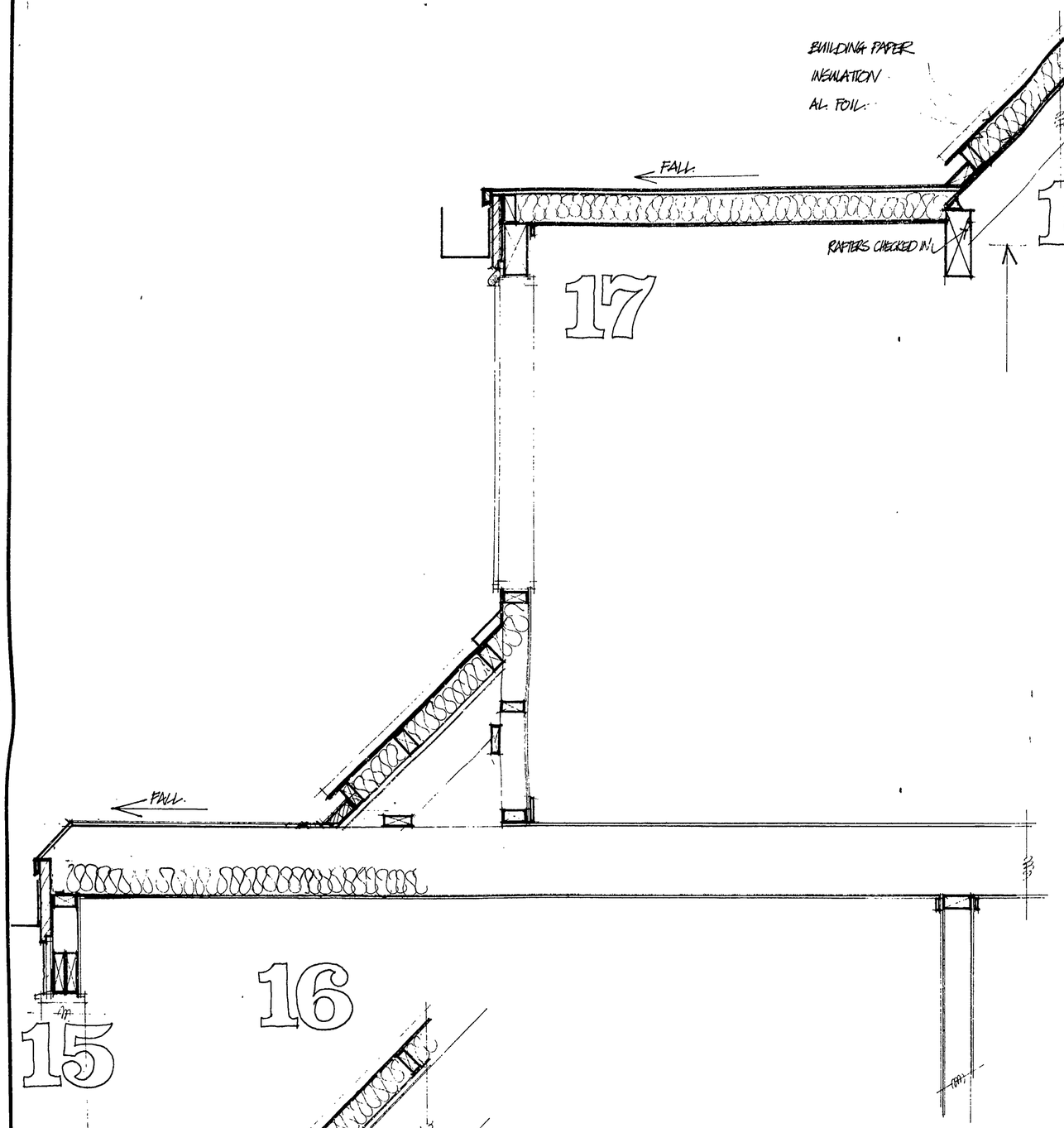


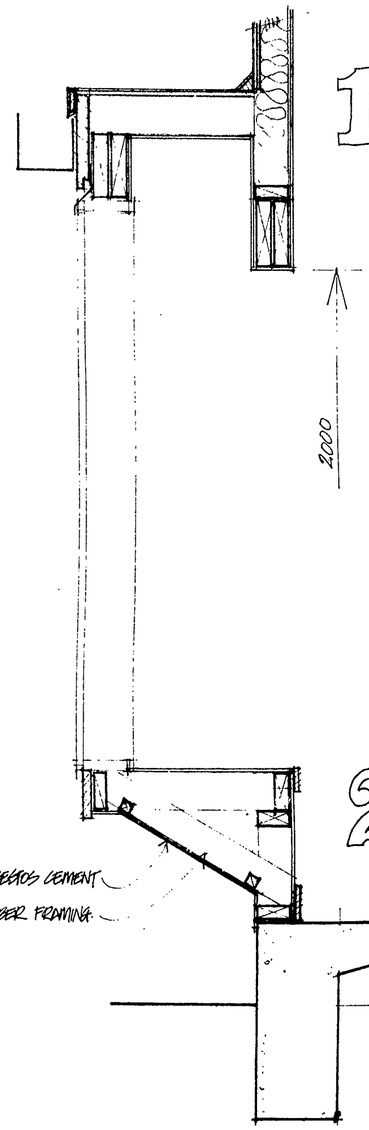
CORADINE HOME

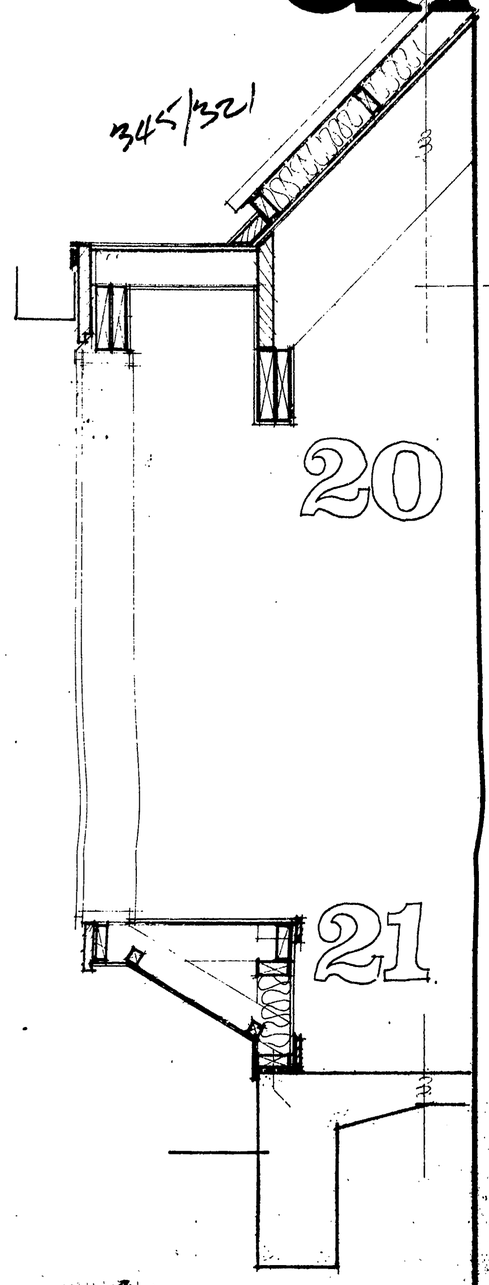
GEORGE RICHARDSON ; ARCHITECT ; P.O. BOX 4007 ; NEW PLYMOUTH ; PHONE 85-867

IAN ARMOUR APRIL 1981

6







CORADINE HOME 81-14

JAN ARMOUR APRIL 1981

GEORGE RICHARDSON ; ARCHITECT ; P.O. BOX 4007 ; NEW PLYMOUTH ; PHONE 85-867

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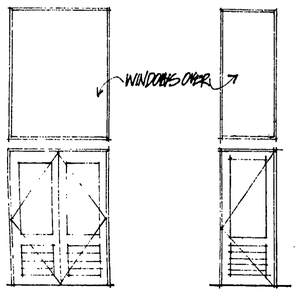
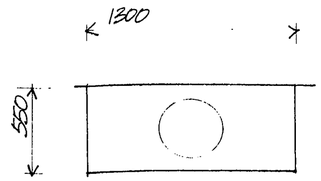
345/321

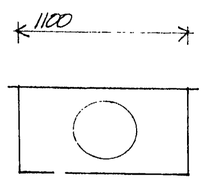


SPECIAL INTERIOR DOORS
FOYER TO DINING
FOYER TO LOUNGE.
DINING TO LOUNGE.
OTHER INTERIOR DOORS STANDARD
EXTERIOR DOORS AS SHOWN

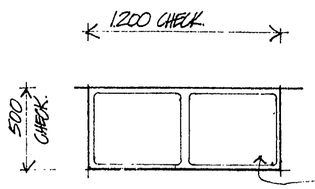
ELEVATIONS OF INTERIOR DOORS 1:50



ENSUITE VANITY 1:20

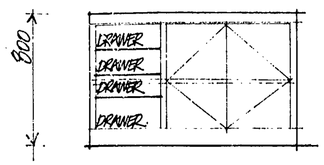


BATHROOM VANITY

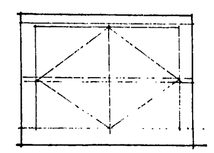


LAUNDRY TUB UNIT.

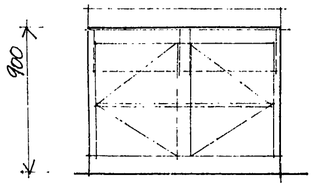
MERCER MODEL 1200 TWIN TUBS
CONSTRUCTION OF UNITS AS
LISTED BELOW.



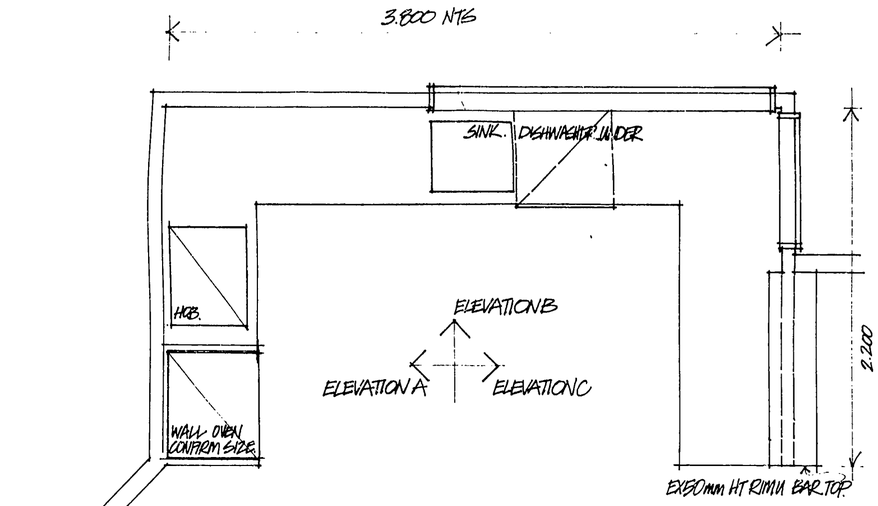
ELEVATION ENSUITE
VANITY 1:20



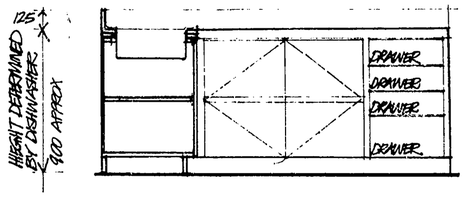
ELEVATION 1:20
BATHROOM VANITY.



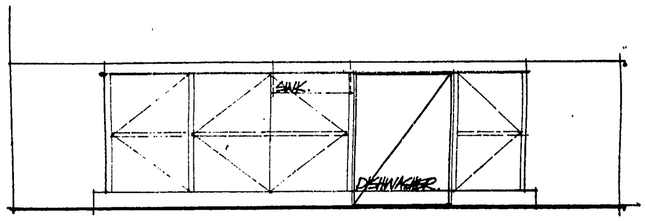
ELEVATION TUB UNIT.



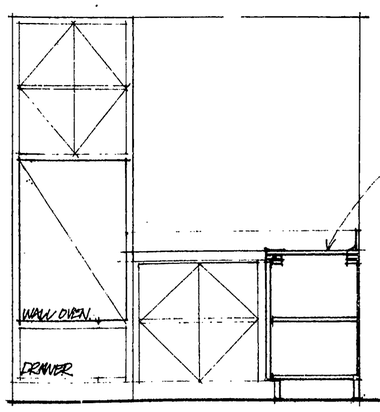
KITCHEN JOINERY Scale 1:20



ELEVATION C 1:20



ELEVATION B 1:20



FORMICA BENCH TOP WITH 48mm
THICK FRONT EDGE. COVED TO UPSTAND.
RAISED FRONT EDGE BY SINK

DRAWER FRONTS SOLID HT RIMU
CARCASES SOLID HT RIMU.
DOORS RIMU VENEER ON CUSTOM MADE
WITH 12 x 20mm CLASHING STRIPS.
DOORS FACE FIXED.

ELEVATION A 1:20

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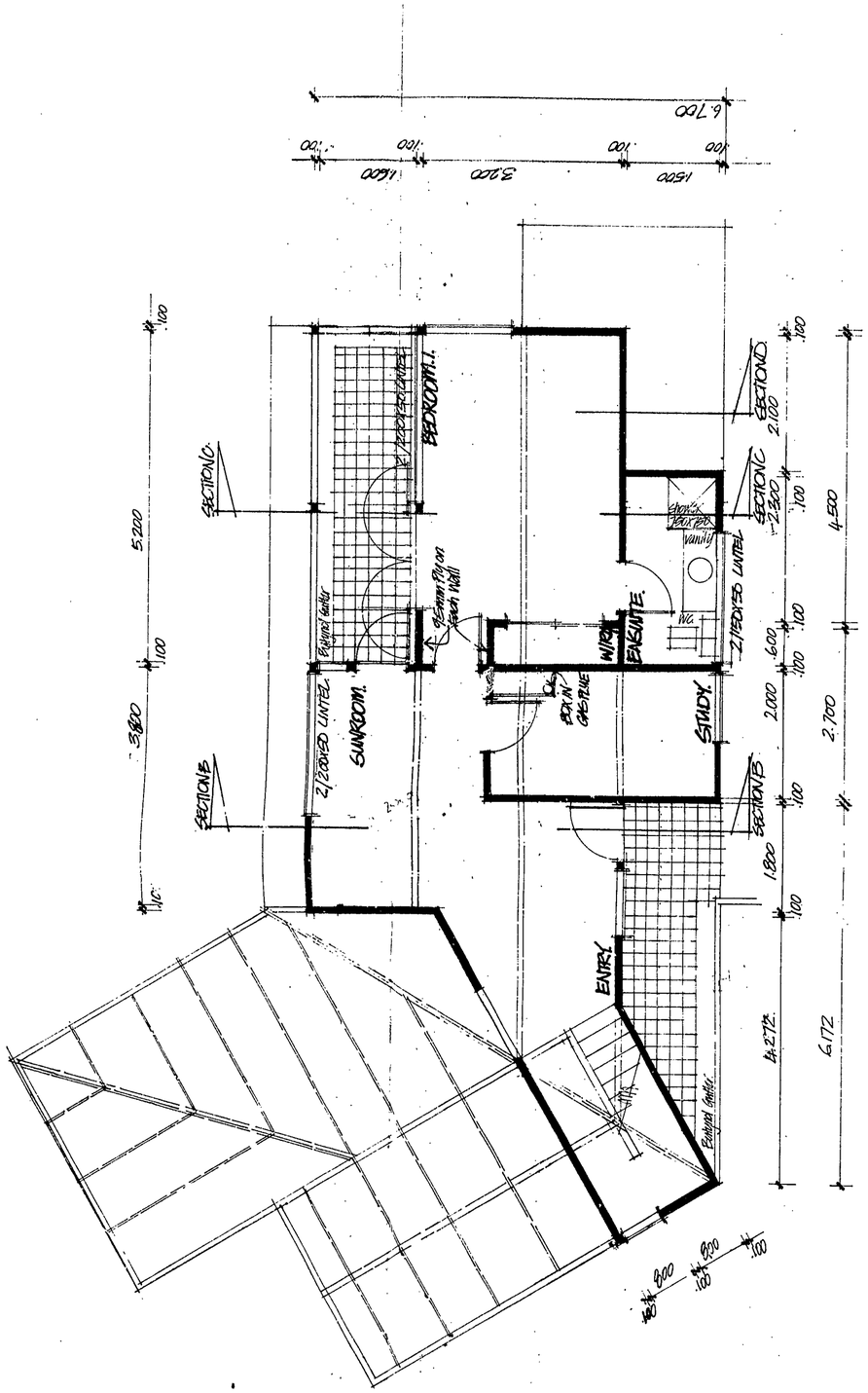
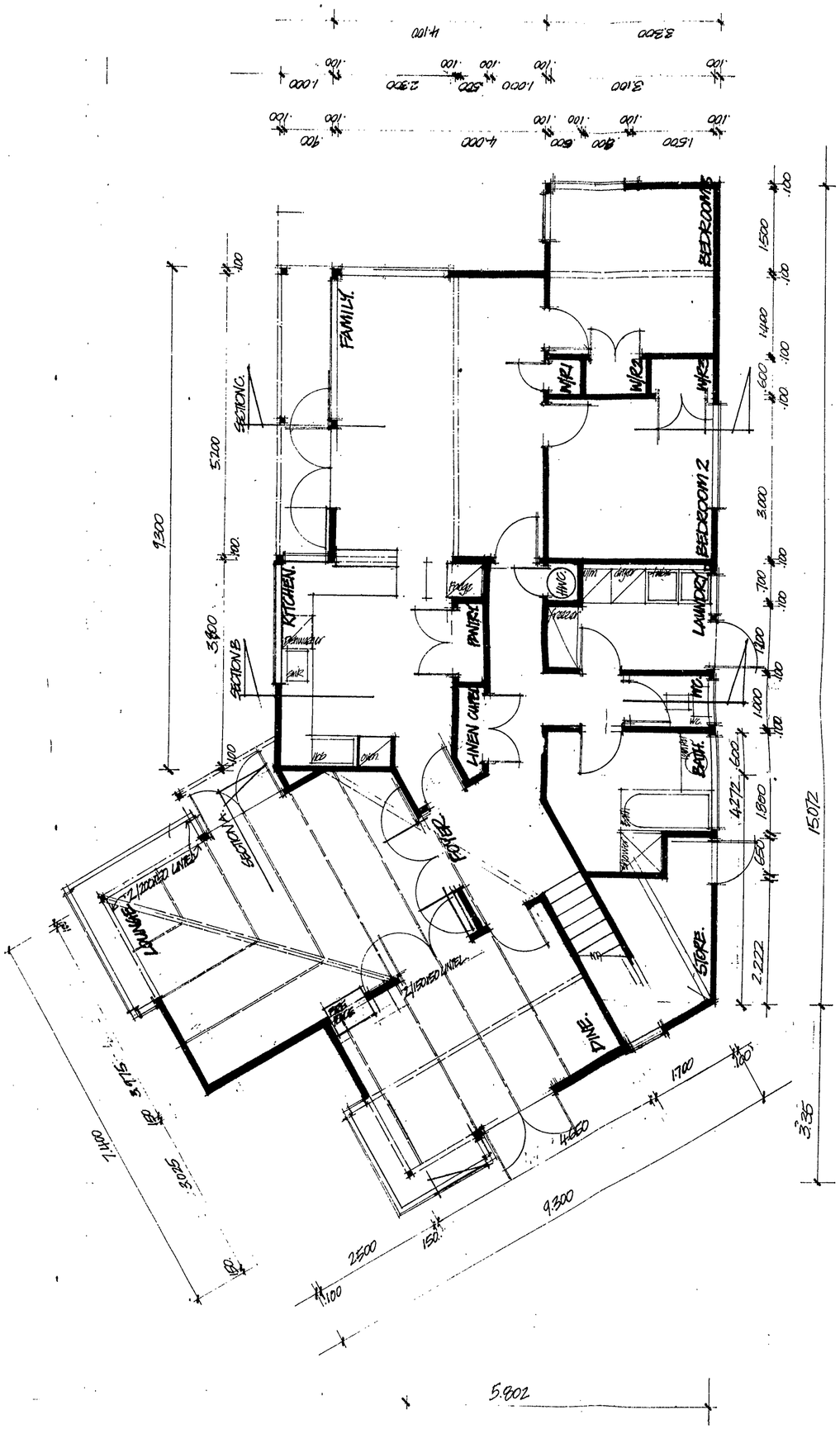
CORADINE HOME 81-14

IAN ARMOUR APRIL 1981

GEORGE RICHARDSON ; ARCHITECT ; P.O. BOX 4007 ; NEW PLYMOUTH ;

345/321





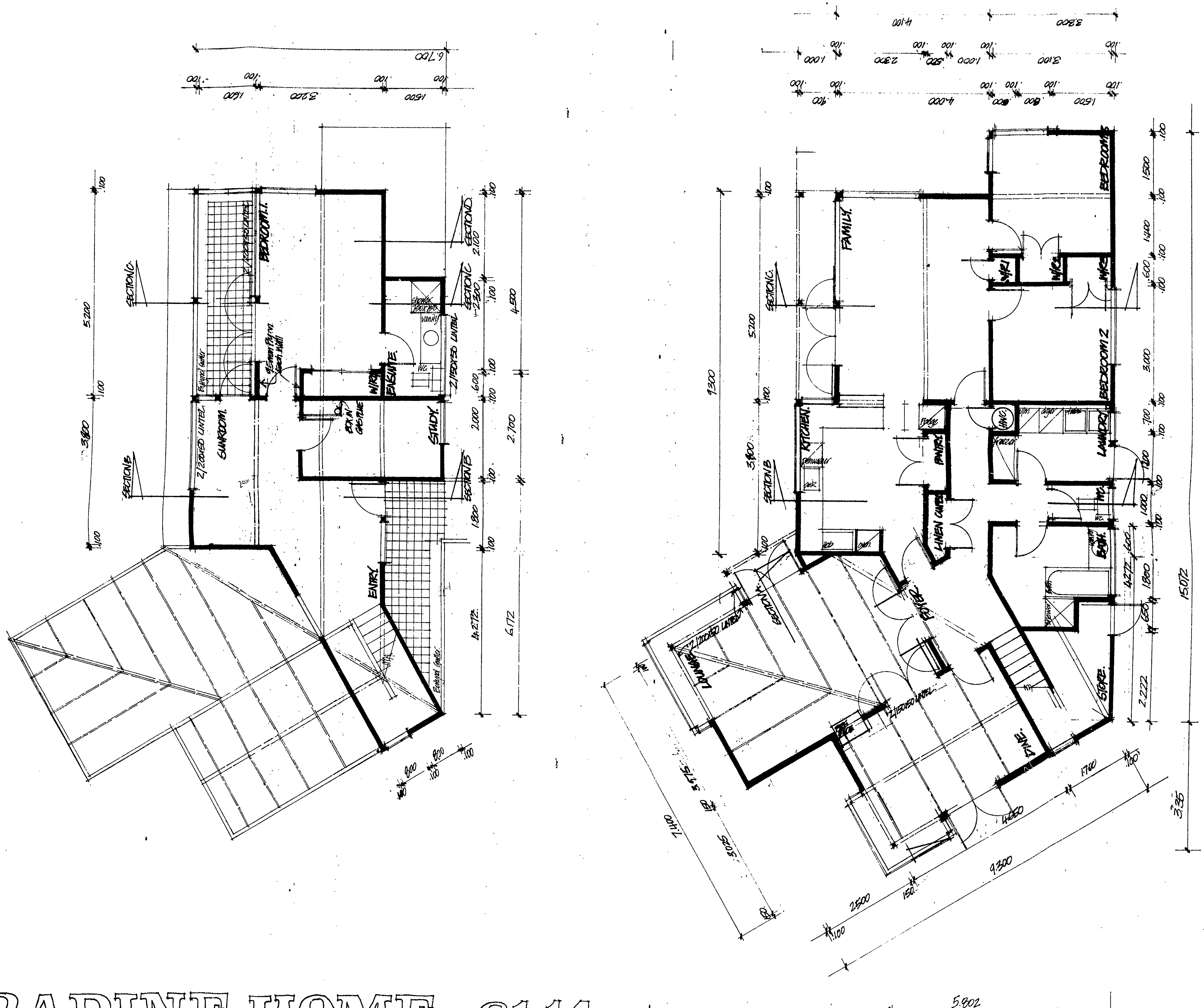
CORADINE HOME 81-14

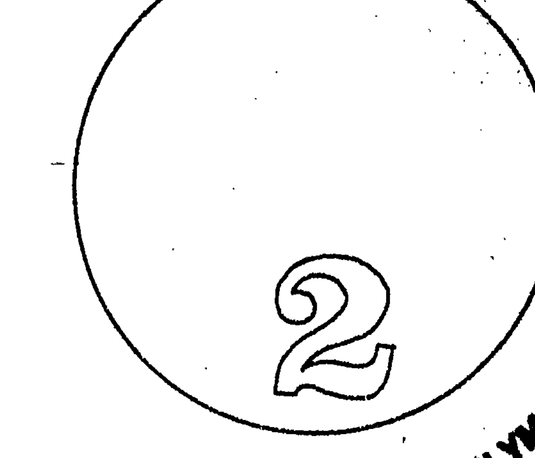
IAN ARMOUR APRIL 1981

2

GEORGE RICHARDSON ; ARCHITECT ; P.O. BOX 4007 ; NEW PLYMOUTH ; PHONE 85-867

345/321



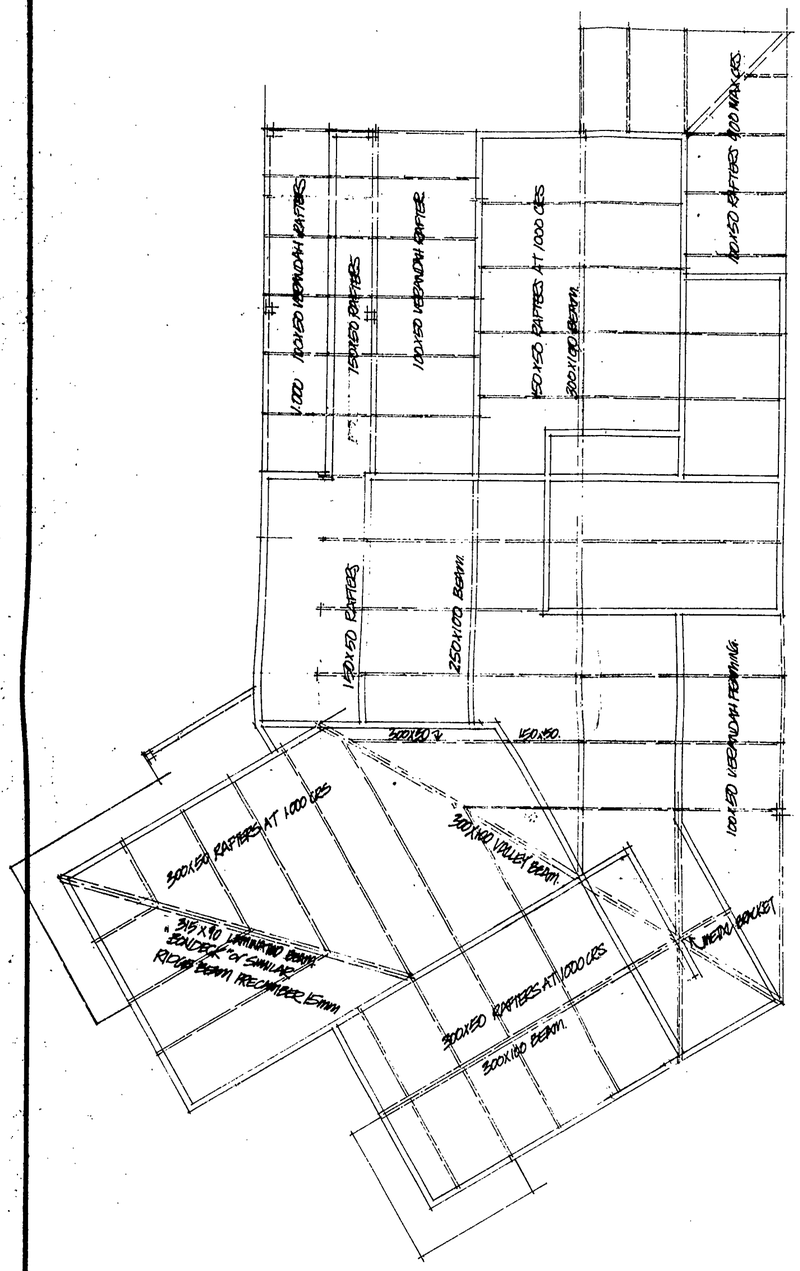


CORADINE HOME 81-14

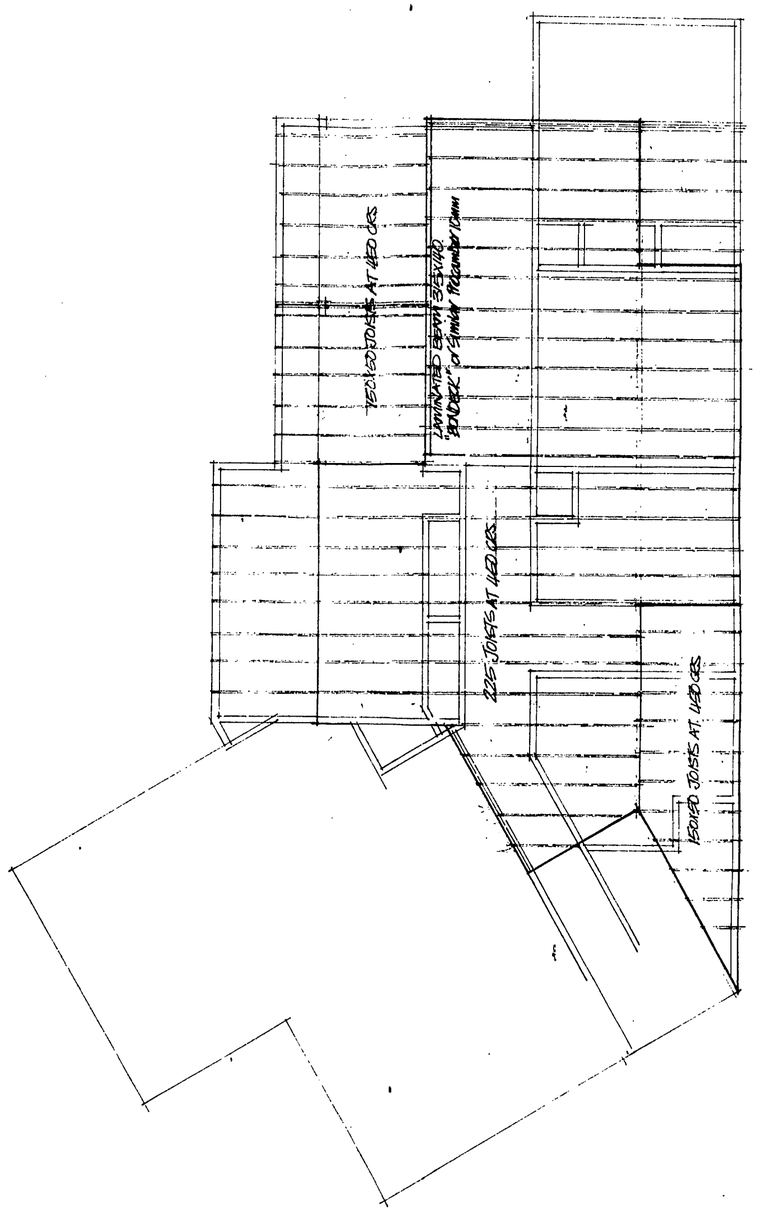
IAN ARMOUR APRIL 1981

GEORGE RICHARDSON ; ARCHITECT ; P.O. BOX 4007 ; NEW PLYMOUTH ; PHONE 85-887

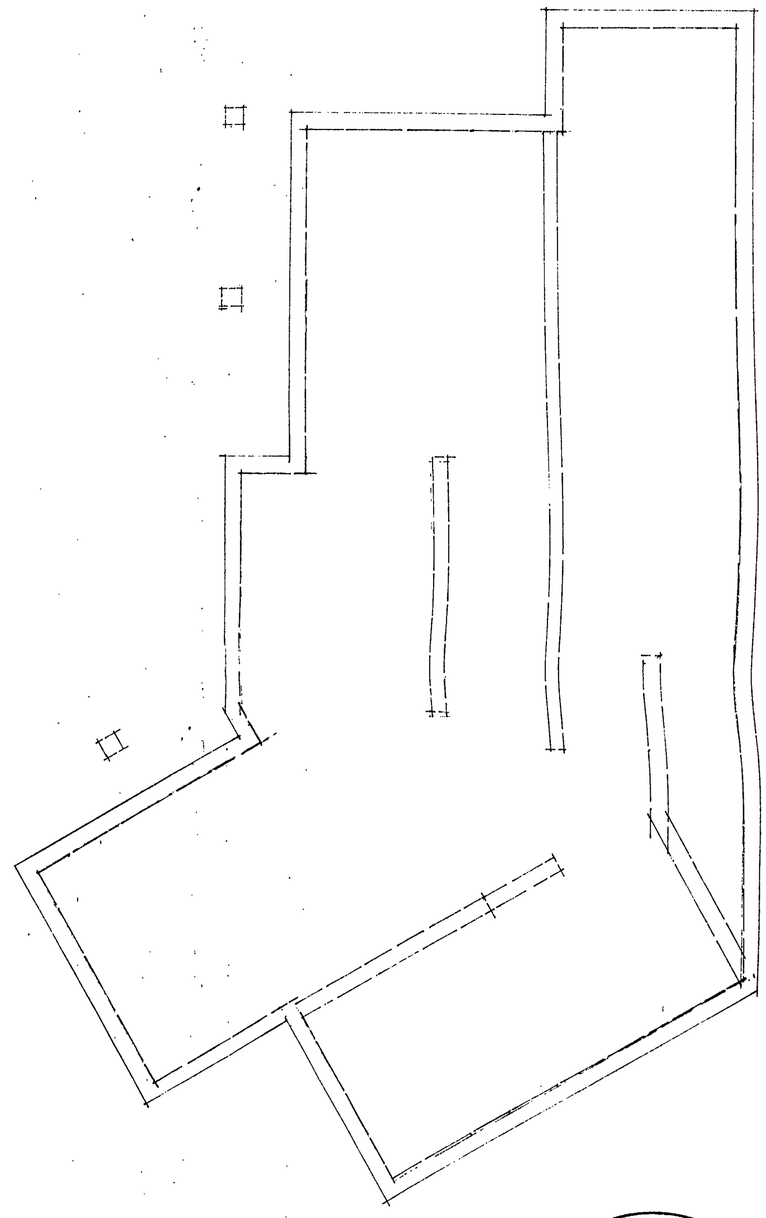
345/321



ROOF FRAMING 1:50



FLOOR FRAMING 1:50



SLABS PLAN 1:50.

3

CORADINE HOME 81-14

IAN ARMOUR APRIL 1981

GEORGE RICHARDSON ; ARCHITECT ; P.O. BOX 4007 ; NEW PLYMOUTH ; PHONE 85-867

Lot1 DP 375499
Lot2 DP 382483
Lot3 DP 375499
Marked A DP 375499
Marked B DP 382483
Lot1 DP 470631
Lot10 DP 13309
321A
Lot2 DP 4753
Lot1 DP 13309
Lot3 DP 475351
Lot 4 DP 475351
Area A DP 475351

Method of Sale

Asking Price $695,000

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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Office 06 758 2484
Email angela@robertangus.co.nz