



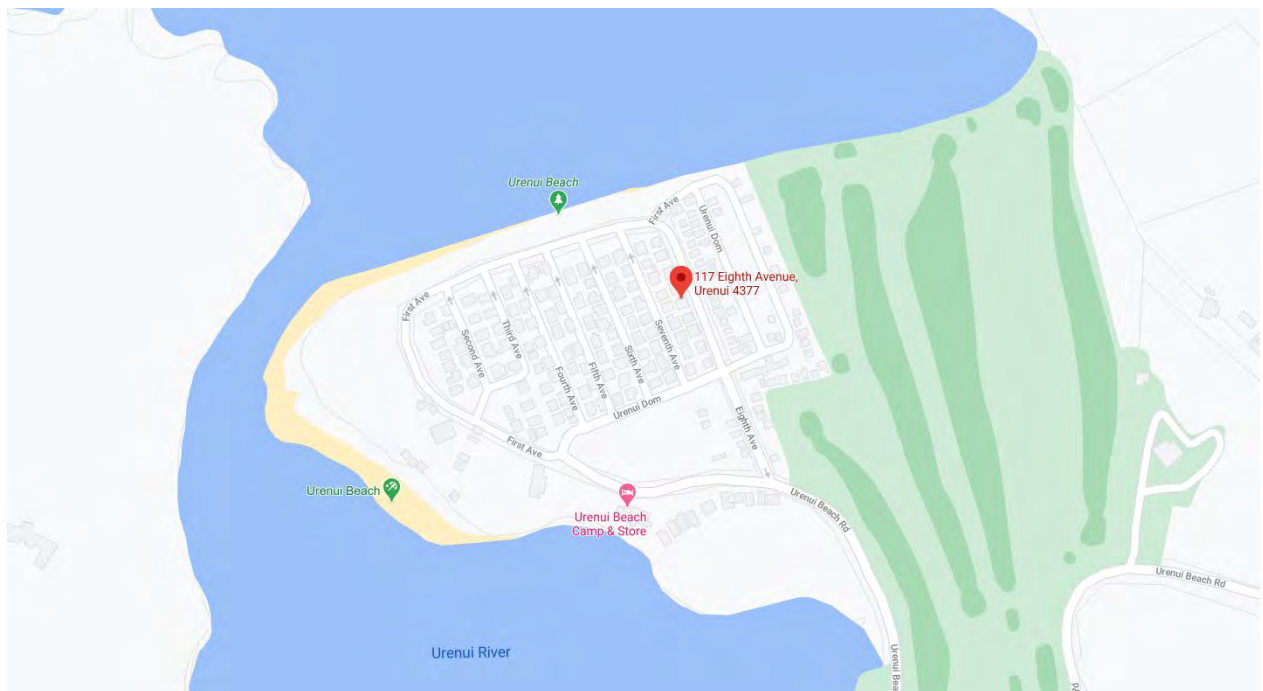
INFORMATION MEMORANDUM

117 Eighth Avenue
URENUI

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Location



Urenui Beach Domaine, 117 Eight Avenue

Urenui beach camp is located 30 minutes' drive north of New Plymouth on State Highway 3. Urenui township offers cafes, hotel, motel, Foursquare supermarket, and service station all just a short drive or a scenic stroll from the campground. The Beach and tidal river are ideal for swimming boating and fishing. There is also a wonderful nine-hole golf course. This unique beach side holiday hot spot consists of established baches, powered camp sites with all camp amenities, boat ramp and beach shop. There really is something for the whole family.



PHOTO GALLERY

WEB REFERENCE
robertangus.co.nz/05899

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



Robert Angus Real Estate Ltd. (MREINZ) Licensed Real Estate Agent (REAA2008)



117 Eighth Avenue Urenui

PROPERTY INFORMATION

Leasehold

Lease:	\$2,875.00 PA
Built:	1969
Floor Area:	80 sqm
Land Area:	134 sqm
Bedrooms:	Three
Separate WC:	One
Separate Shower:	One
Rates:	\$1,784.28
Improvements:	\$206,000
Land Value:	\$134,000
Capital Value:	\$340,000

Chattels: Fully Furnished.
Chattel list available on request.

Offers Over \$330,000

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

SUMMER HOT SPOT

117 Eighth Avenue "The Cook house" is a fully furnished double storey Bach. Located approximately 30 min drive North of New Plymouth this is a unique beach location. The upper level offers two bedrooms, generous open plan kitchen and living that Leads out to a deck with sea views. The lower level provides the third bedroom, separate toilet and shower with the bonus room that adds an additional entertainment space, teenage retreat, or simply great storage for all the bikes, golf clubs and beach toys. Something for the whole family. Urenui beach is ideal for swimming, boating, and fishing. Even room to park the boat. There is a local beach shop and Urenui township is only a short drive, or scenic stroll. Enjoy a round of golf or simply relax and enjoy.

robertangus.co.nz/ 05899



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.

Chattels

117 Eighth Avenue Urenui

Kitchen :

Fridge/Freezer, Atlas Oven, Microwave, Toaster, Jug, Pots & Pans, Plates/Bowls, Cutlery, Glasses, Mugs, Assorted Kitchen Utensils, Radio/CD Player, Dishwasher, Cloths and Tea Towels.

Bedrooms :

1x Double Bed, 2x Single Bunks, 1x Double/Single Bunks, Pillows, Sheets, and Bedding, 3x Chest of Drawers.

Lounge :

2x Sofas, 2x Lounge Chairs, 1x Sofa Bed, Bookshelf, Books and Games, 6-Seater Table and Chairs, Small Side Table, 2x TV, 2x DVD Player, Coffee Table, Wall Art, 1x Floor Rug, 2x Mirrors.

Laundry/ Rumpus Room :

1x Dryer, Laundry Basket, Ironing Board, Vacuum Cleaner, Lawn Mower, Broom, Mop, Fire Extinguisher, BBQ, 1x Floor Rug, Towels.



Method of Sale

Offers Over \$330,000

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.

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