



INFORMATION MEMORANDUM

337 DEVON STREET WEST
NEW PLYMOUTH



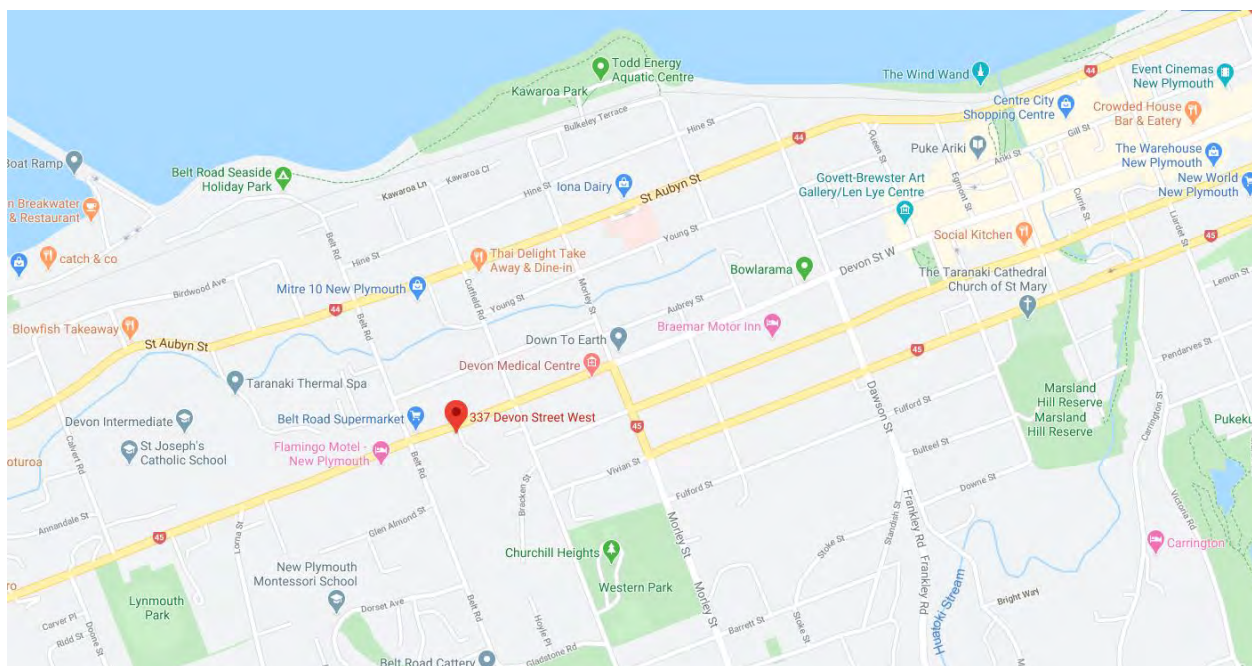
Robert Angus Real Estate Ltd (MREINZ) Licensed Real Estate Agent REAA2008

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

Table of Contents

- Location
- Photo Gallery and Web Reference
- Information Flyer
- Certificate of Title
- Proposed Subdivision Plan
- Method of Sale
- Disclaimer

Location



337 Devon Street West, New Plymouth

Plumb in the heart of the New Plymouth City, with an easy walk to all amenities. The CBD and the Coastal Walkway is a mere stroll away. The famed Len Lye and West End Precinct is minutes. The New Plymouth Airport (and the world) is 20 minutes by car. Saleability is excellent in the area in relation to other parts of the city, and is reflected in the sales statistics.

New Plymouth is located on the west coast of the North Island and is Taranaki's largest residential and commercial centre, having a population of approximately 74,000 people. The city is well known for its beautiful parks, surf beaches and the coastal walkway. The region is becoming established as a cultural hub, particularly due to WOMAD, the integrated library and museum, and the Govett Brewster Art Gallery and Len Lye Centre. New Plymouth has won several awards for sustainability, and in 2009 won an international award for the world's most liveable community for a population under 75,000 people.



Robert Angus Real Estate Ltd MREINZ Licensed Real Estate Agent REAA2609

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PHOTO GALLERY

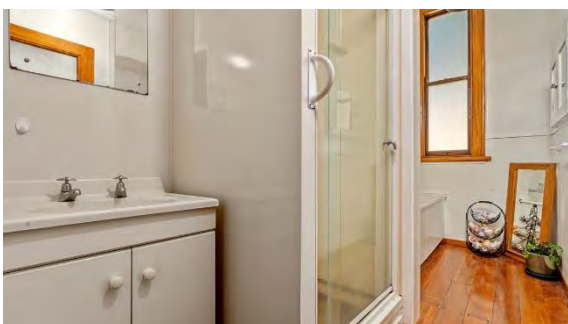
WEB REFERENCE

robertangus.co.nz/33073

[open2viewID505512](#)

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Robert Angus Real Estate Ltd MREINZ Licensed Real Estate Agent REAA2608

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337 Devon St West New Plymouth

PROPERTY INFORMATION

Certificate of Title: TNA3/722

Legal Description: Lot 1
DP9505

Tenure: Freehold

Floor Area: 140 sqm (approx)

Land Area: 516 sqm

Bedrooms: Three

Bathrooms: One

Sep WC: One

Carport: One

Land Value: \$290,000

Improvements: \$155,000

Capital Value: \$445,000

Rates: \$2,899.24

Zoning: Residential

Chattels: Stove, Fixed Floor Coverings, Blinds, Drapes, Light Fittings, Dishwasher, Rangehood, Extractor Fans, TV Aerial, Gas Heaters x 2, Built In Furniture Dining and Lounge, Heatpump x2

FOR SALE
\$649,000 ONO

SIMPLY ENCHANTING

Families will instantly fall in love with this engaging return Villa. Built in 1900 approximately with heart and soul to appreciate, 337 has space to celebrate incorporating three huge bedrooms, large sun-room, separate dining, and separate lounge. Light filled spaces, comfort, convenience, and traditional floor plan. Timber is featured with built in furniture all with an original feel but with some upgrading to lay down the basis for you to add further improvement and renovation if desired. The Villa presents a mighty re-development project. A first-class family home with space, and a delightful rear yard for children to play. The location is excellent with all amenities including the New Plymouth walkway nearby. The Villa sits proudly catching the sun with a very good outlook on a 516 sqm section which has potential for subdivision.

robertangus.co.nz/33073



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
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **TNA3/722**
Land Registration District **Taranaki**
Date Issued 12 July 1966

Prior References
TN123/159 TNA2/1185

Estate Fee Simple
Area 516 square metres more or less
Legal Description Lot 1 Deposited Plan 9505
Registered Owners
Brian Leonard Wilson

Interests

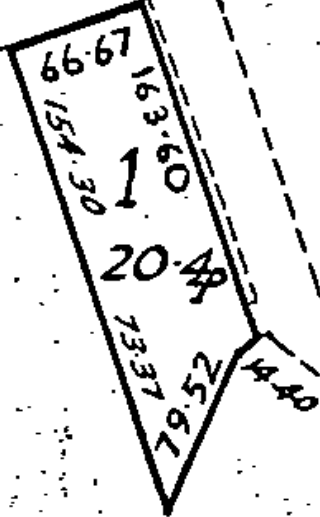
Appurtenant hereto are rights of way and rights to drain sewage and convey water specified in Easement Certificate 121973 (part formerly part Lot 1 Plan 8944 formerly contained in CT TNA2/1185)

The easements specified in Easement Certificate 121973 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

Appurtenant hereto is a right of way created by Transfer 148865 - 12.7.1966

The easements created by Transfer 148865 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

DEVON STREET



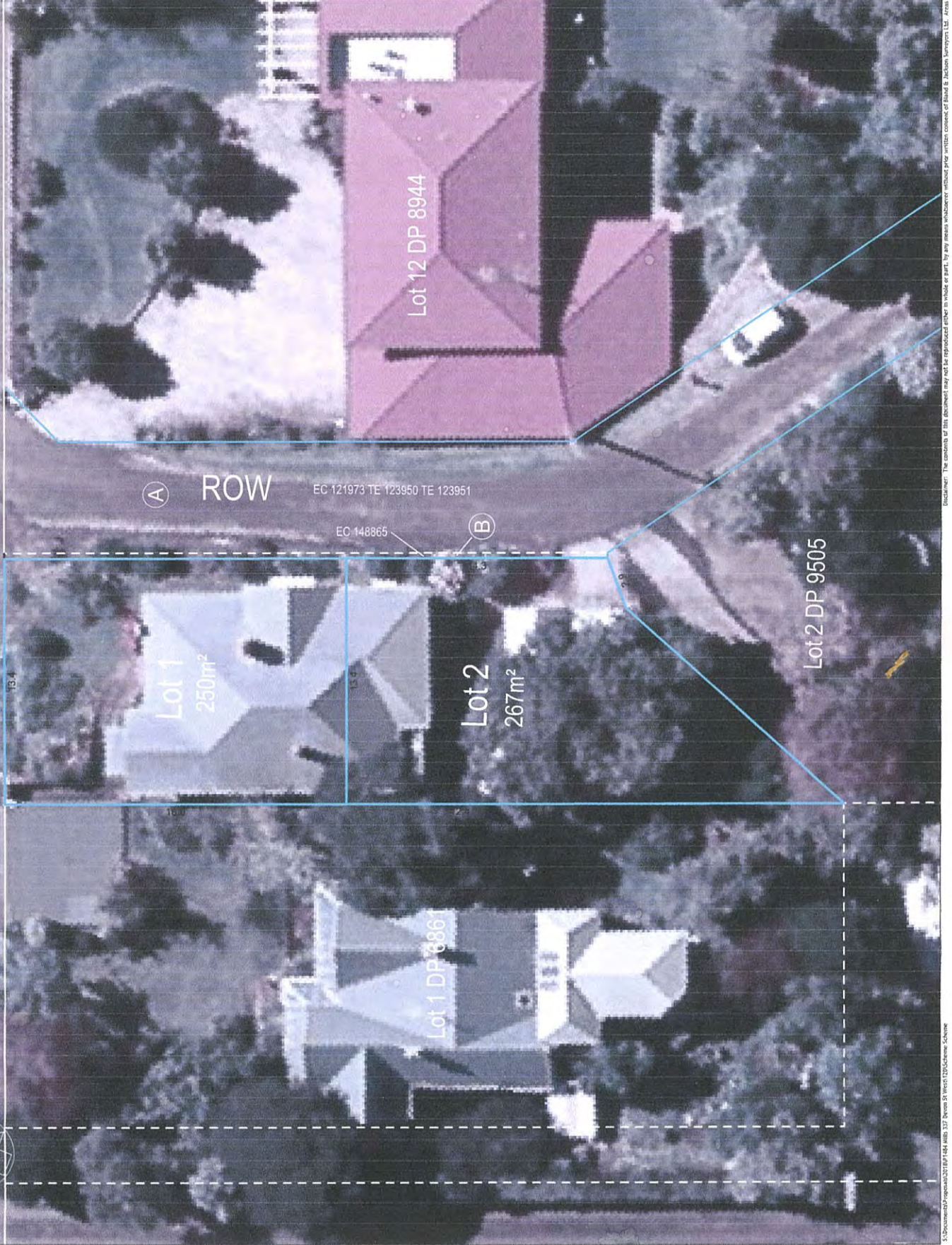
EQUIVALENT METRIC
AREA IS 516m

R.O.W.

722

Devon Street West SH 45

Legal 22.13m wide



Memorandum of Existing Easement in Gross		
Purpose	Shown	Serv.Ten
Convey Water	TE 123950	TE 123950
Drain Sewerage	A	DP 8944 TE 123951

Schedule of Existing Easements		
Purpose	Shown	Serv.Ten
Right of Way	B	Lot 2 DP 9505

Right of Way A created by EC 121873
 Right of Way B created by EC 148865

This plan is produced for the sole purpose of obtaining a subdivision consent under the RMA 1977. Divisions and areas are subject to final survey. The use of this drawing for any other purpose is at the user's risk.



19 Devon Street, New Plymouth, 4142. www.bjnl.co.nz (0) 754 871 - mobile 021 724 1234

Lots 1 & 2 Being a Proposed Subdivision of Lot 1 DP 9505

TN A3/722
 Location 337 Devon Street West

DB	Issued	EC	11/18	d	DT
Rev	Amendment Description	Date	Dr.	AsPr	

Client
J & S Mills

Drawing Scale (Original Size - A3)
1:200

Project No.	Drawing No.	Sheet No.	Revision
P1484	500	1/1	R00

Method of Sale

\$649,000 ONO



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:

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