



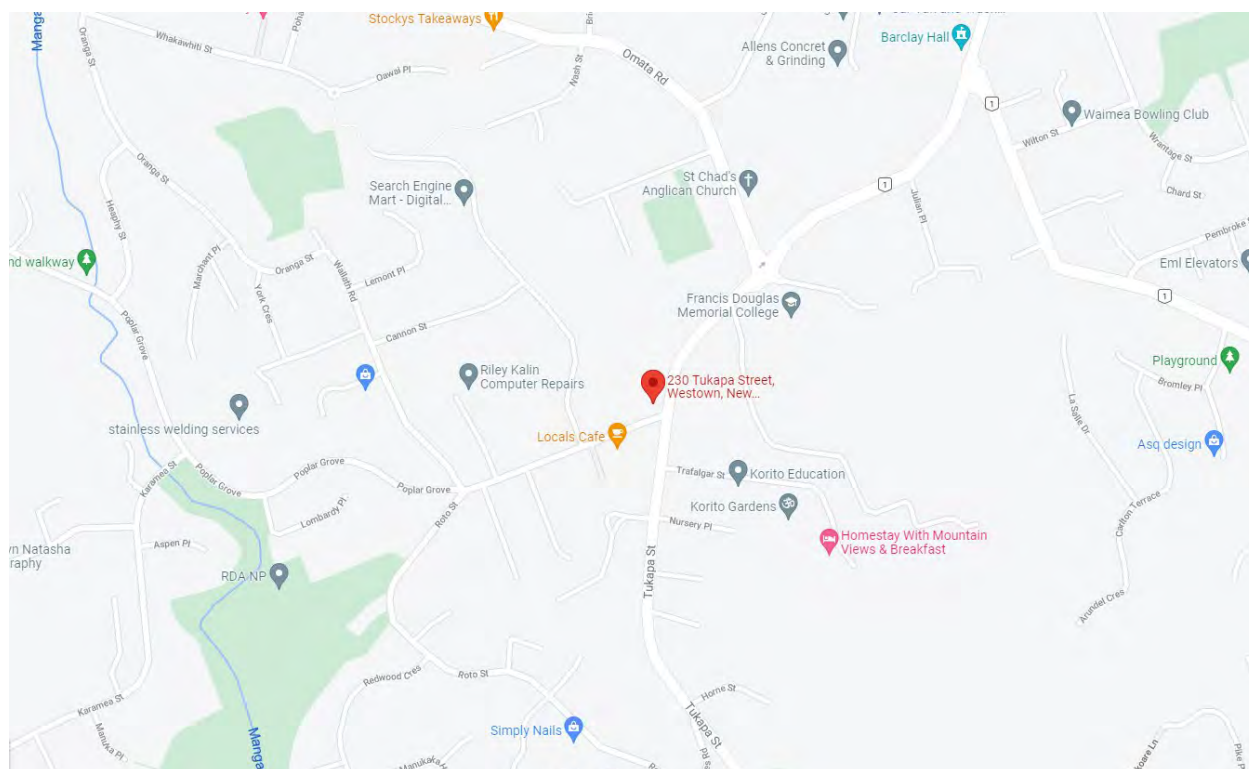
INFORMATION MEMORANDUM

230 Tukapa Street
Westown
NEW PLYMOUTH

Table of Contents

- Location
- Photo Gallery and Web Reference
- Information Flyer
- Title
- Floor Plan
- Code Compliance Certificate
- Aerial Picture
- Method of Sale
- Disclaimer

Location



230 Tukapa Street, Westtown, Plymouth

Westtown is a suburb of New Plymouth, in the western North Island of New Zealand. It is located to the southwest of the city centre and west of Frankleigh Park.

A popular suburb being 5 -7-minute drive from downtown New Plymouth CBD. Well supported by variety of local shops, cafes and education facilities from early childcare, primary and secondary all nearby. Taranaki base hospital within 1km of the property.

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.



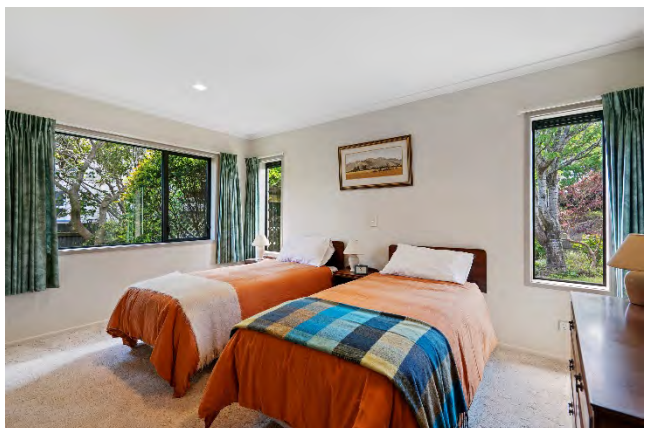


PHOTO GALLERY

WEB REFERENCE
robertangus.co.nz/82981

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





**230 Tukapa Street
Westown
New Plymouth****PROPERTY INFORMATION**

Certificate of Title:	TN133/207
Legal Description:	Lot 2
Fee Simple	DP 5258
Floor Area:	132.5 sqm
Land Area:	721 sqm
Bedrooms:	2
Bathrooms:	1
Sep WC:	1
Garaging:	Single
Rates:	\$2,793.99
Improvements:	\$285,000
Land Value:	\$190,000
Capital Value:	\$475,000
Zoning:	Residential
Chattels:	Stove, Ranghood, Single Dish Draw, Heat Pump, Heated Towel Rail, Garage Door Opener Remote, Fixed Floor Coverings, Light Fittings, Drapes, Outdoor Awning, Garden Bench Seat, Garden Shed, Wall Heater.

TENDER**Closes 4pm Tuesday
30th November 2021
(Unless sold Prior)****Visit our office at:
Level 1, White Hart
47 Queen Street
New Plymouth
06 758 2484****APPEALING, SUPER CONVENIENT**

Excellent location. Well positioned on 721sqm freehold section, delightful two bedroom brick townhouse. Sunny and bright with welcoming foyer, spacious open plan kitchen dining and lounge, indoor outdoor flow to established easy care garden. Large wet floor bathroom, ideal for those that require wheelchair facilities. Largely original décor ready for you to freshen up and make your own. Located on the corner of Tukapa and Wallath roads, adjacent to Locals café, store, and petrol station. Taranaki base hospital nearby, it's all here, even having a bus stop at the gate. Indeed, a lovely home and hard to find better.

robertangus.co.nz/82981**Contact Details****Angela Maindonald AREINZ****M** 021 110 8313**E** angela@robertangus.co.nz



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




R.W. Muir
Registrar-General
of Land

Identifier TN133/207
Land Registration District Taranaki
Date Issued 19 November 1930

Part-Cancelled

Prior References
TN122/61

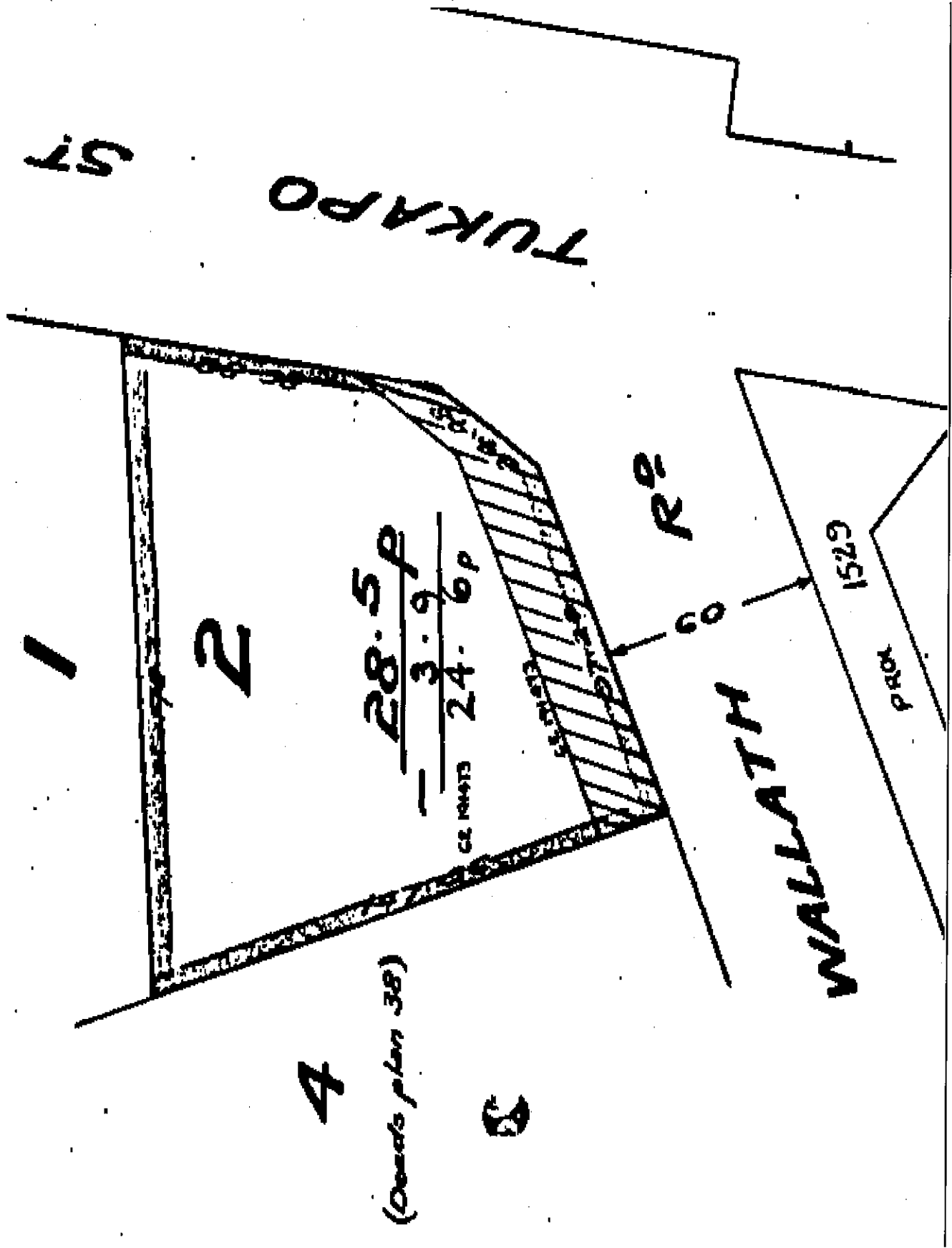
Estate Fee Simple
Area 721 square metres more or less
Legal Description Lot 2 Deposited Plan 5258

Registered Owners

John Heywood Ross Eagles as to a 1/2 share as Executor
Richard John Hutchinson, Ian Robert Hutchinson, Mary Catherine Hutchinson and Alice Marie Tocher as to a 1/2 share as Executors

Interests

748 Order in Council imposing Building Line Restriction (Affects Wallath Road)
191473 Gazette Notice declares part of the within land containing 3.9 perches taken as street and shall vest in The New Plymouth City Council - 17.2.1972 at 9.15 am





NEW PLYMOUTH DISTRICT COUNCIL

newplymouthnz.com

CODE COMPLIANCE CERTIFICATE No: 15639

Section 43(3), Building Act 1991

Building Consent No: 46244

OWNER : MRS Margaret HUTCHINSON

Mailing Address: C/O FURZE QUALITY HOMES, P O BOX 4058, NEW PLYMOUTH 4615

Contact:

Mailing Address:

Application received: 12/09/02

PROJECT LOCATION

Street Address: 230 TUKAPA STREET, NEW PLYMOUTH 4601

Property ID: 055677

Assessment No:

Legal: PT LOT 2 DP 5258

PROJECT

The project is for New building

Intended Use(s): residential accommodation and vehicle storage

Intended life: Indefinite but not less than 50 years

COUNCIL CHARGES

The Council's total charges payable on the uplifting of this code compliance certificate in accordance with the attached details are: \$0.00

This is a final code compliance certificate issued in respect of all of the building work under the above building consent

1: Code Compliance Cert Comments

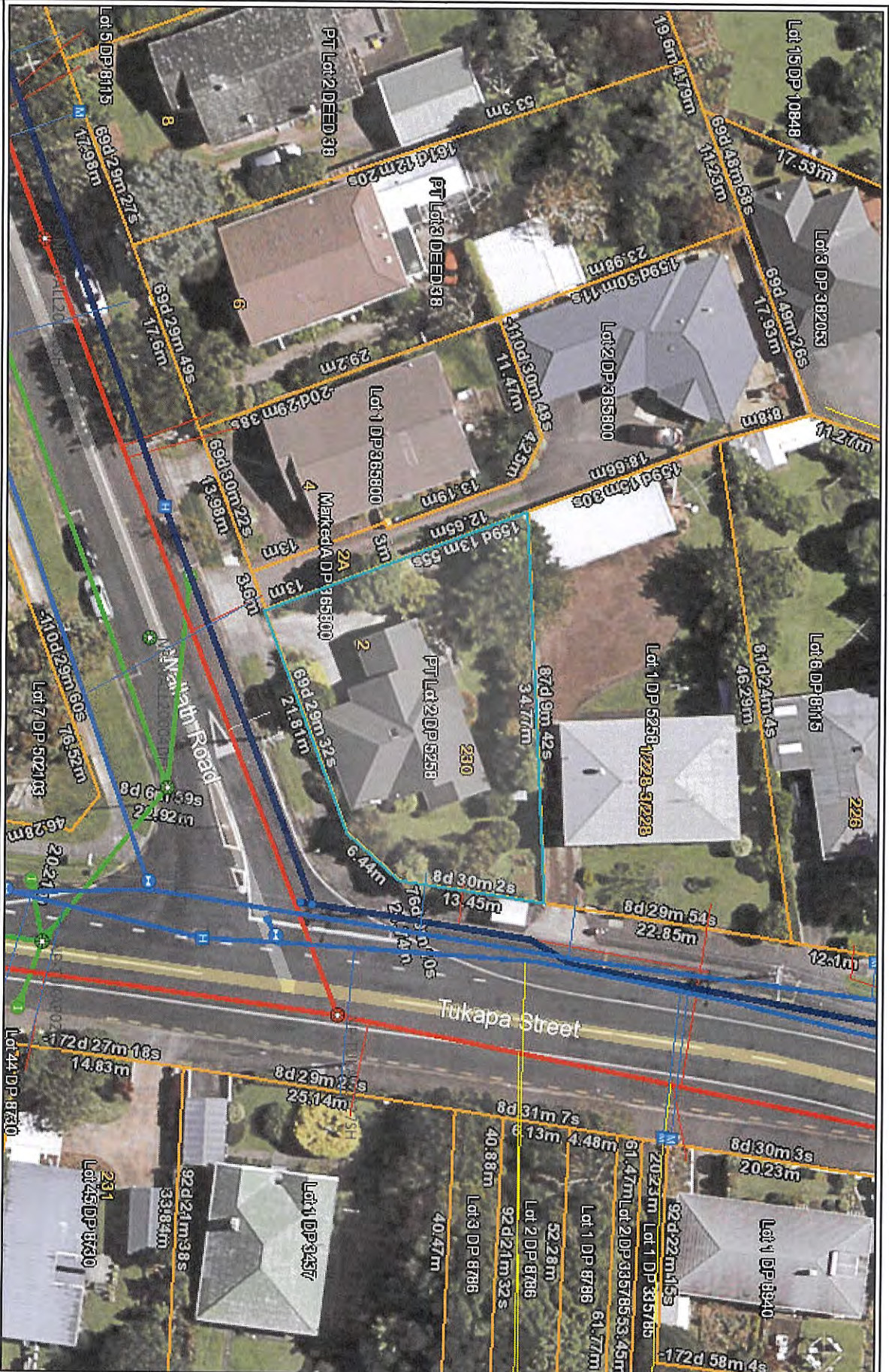
No Special Conditions

Authorised Officer *Anne Frost*

Date *3.1.03*

FINAL CODE COMPLIANCE CERTIFICATE: 15639

Page : 1



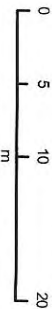
- Natural Source
- Treatment Plant
- Pumpstation
- Storage Unit
- Hydrant
- Manhole
- Alert Valve
- Air Valve
- Non-Return Valve
- Standard Valve
- Manifold Valve
- Backflow
- Meter
- Restricted Flow
- Wellpump
- Inlet
- Outlet
- Soakhole
- End Point
- Node
- Misc Point
- Trunk
- Rise
- Main
- Lateral
- Open Draht
- Stream
- Overland Flow Path
- Misc Polygon
- Proposed Bund and Ponding Areas
- Som Water Mgmt Plan
- Yellow = Private by Owned
- Grey = Out of Service/Closed
- Stormwater
- Water Supply
- Waste Water

HORIZONTAL DATUM

New Zealand Geodetic Datum 2000

MAP PROJECTION

New Zealand Transverse Mercator



MILES Print Map

Date: 11/5/2021

Method of Sale

Tender Closing 4pm Tuesday 30th November 2021 (unless sold prior)

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 AREINZ

Licensed Real Estate Agent (REA 2008)

Mobile 021 110 8313
Office 06 758 2484
Email angela@robertangus.co.nz

