



INFORMATION MEMORANDUM

3B Kawaroa Close
New Plymouth

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

Table of Contents

- Location
- Photo Gallery and Web Reference
- Information Flyer
- Vendors Specification Schedule
- NPDC Property File available on request
- Record of Title
- Aerial Map
- Method of Sale
- Disclaimer

Location



3B Kawaroa Close, New Plymouth

- Located in a quiet cul-de-sac adjacent to the famed New Plymouth Coastal Walkway and within a stone's throw of the ocean, New Plymouth Coastal Walkway, Destination Play, Ngamotu Beach and amenities.
- 10 minutes to the CBD including the Richmond Centre and within easy walking distance of retail shops, cafés, restaurants, bars and the West End Precinct (including Len Lye).
- All services and businesses are in the immediate area.
- 20 minutes by car to the New Plymouth Airport (and the world)



PHOTO GALLERY

Web reference:
robertangus.co.nz/46759

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

Gallery



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Gallery



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AS GOOD AS IT GETS!

3B Kawaroa Close

A special townhouse of style, panache and class on an individual title with no body corporate fees or rules. A waterfront location adjacent to the walkway, a stroll to the CBD with all day sun and sparkling views to Ngamotu Beach and the port from upstairs. The deck is a grandstand with views to die for, expect bold sunrises and peaceful sunsets. The flexible floorplan over two stories (potential for Air BnB) incorporates 4 double bedrooms (master ensuite and walk-in robe), family bathroom, powder room, open plan living and double garaging with internal access. A generous plan of 200sqm well crafted to suit the site with easy indoor/outdoor flow to dual outdoor recreation areas to rest and relax.

Comprehensive renovation to include the new kitchen by Spatial Creation, carpet and thorough redecoration throughout to a high standard in neutral tones. The amenity and chattel list is robust. The vendor has paid special attention to create a luxurious environment with security and privacy.

Indeed a unique property in a prime location in a cul-de-sac recognised for quality housing.

Priced and competitive to sell at \$1,250,000. Definitely not a drive-by – the prudent will inspect.

An Information Memorandum is available to download online.

robertangus.co.nz/46759

Contact Details



Robert Angus AREINZ

M 027 447 9478

E robert@robertangus.co.nz

Property Information

Record of Title:	4646290
Estate:	Freehold/Cross lease (section)
Legal Description:	Lot 1 on DP 19092 and Flat 2 on DP 19435
Land Area:	Undivided ½ share 545sqm
Floor Area:	200sqm
Bedrooms:	4
Bathrooms:	2 + powder room
Garaging:	2-car + internal access
Rates:	\$4,854.22 p/a
Improvements:	\$300,000
Land Value:	\$600,000
Capital Value:	\$900,000
Chattels:	Cooktop, Oven, Dishwasher, Rangehood, Refrigerator, Waste Disposal Unit, Blinds, Net Curtains, Drapes, Extractor Fans x2, Fixed Floor Coverings, Light Fittings, Heated Towel Rails x2, Heat Pump, Gas Heater, Intercom, Auto Garage Door + 2 Remotes

Negotiable: Sofa

\$1,250,000



VENDOR'S SPECIFICATION SCHEDULE

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

RECENT MODERNISATION INCLUDES:

INTERIOR

- | | | |
|---------------------|--|--|
| Kitchen | <ul style="list-style-type: none">• New Spatial Creation design• New appliances• New wood composite flooring | <ul style="list-style-type: none">⇒ Benchtops (composite granite) and cabinets⇒ Dishwasher, induction hob, oven, rangehood, waste disposal unit, refrigerator, floor vacuum |
| Bathrooms + Toilets | <ul style="list-style-type: none">• Wallpaper removed, walls skimmed coated with plaster and painted• New appliances | <ul style="list-style-type: none">⇒ Resene Alabaster⇒ bathroom heater, mirror light, heated towel rail, extraction fan |
| Painting | <ul style="list-style-type: none">• 3x coats on walls and ceilings• All doors and window trims | <ul style="list-style-type: none">⇒ Resene Alabaster⇒ Resene Alabaster (enamel) |
| Living area | <ul style="list-style-type: none">• Window seat installed | <ul style="list-style-type: none">⇒ includes 4x hinged lids for extra storage |
| General | <ul style="list-style-type: none">• New front door handle and digital lock installed• New interior door handles (some with keys)• New light fitting/power outlet plates• New blinds, drapes and sheers throughout• New 12mm Rhino Platinum 125kg density foam underlay and carpet (Malmo Munich, colour Damask) throughout• 5 new TV aerial outlets installed• New internal vacuum wall connectors | |

EXTERIOR

- | | | |
|----------|--|--|
| Painting | <ul style="list-style-type: none">• Walls• Cedar• Acrylic weather-tight membrane | <ul style="list-style-type: none">⇒ Resene X200 (brochure included)⇒ Resene Woodsman, colour Bark⇒ Triple Thorndon cream |
|----------|--|--|

Resene X-200

acrylic weathertight membrane

Resene X-200 is a pigmented low sheen waterborne weathertight membrane system incorporating the most recent advances in polymer and paint technology. Shows significant advances in the areas of application, film build, adhesion, bridging and durability.

exterior

Typical uses

- Acrylic modified plaster
- Bricks
- Concrete blocks
- EIFS
- Fibre cement
- GRC
- Precast and in situ concrete
- Fibre reinforced cement
- Tilt slab walls

Please ensure the current Data Sheet and Safety Data Sheet are consulted prior to specification or application of Resene products. View Data Sheets online at www.resene.com/datasheets. If in doubt contact Resene.

Vehicle type	Urethane modified acrylic
Pigmentation	Titanium dioxide/mineral and fibre reinforcement
Solvent	Water
Finish	Eggshell, very fine texture
Colour	Selected Total Colour System, including BS5252, Multi-Finish, Whites & Neutrals and The Range.
Dry time (minimum)	1 hour at 18°C
Recoat time (minimum)	3 hours
Primer required	Yes, dependent on surface
Coverage	First coat: ~5 sq. metres per litre Second coat: ~7.5 sq. metres per litre Third coat: ~7.5 sq. metres per litre
Dry film thickness	180 microns (for weathertightness)
Usual no. of coats	2 (smooth surfaces); 3 (blockwork)
Abrasion resistance	Very good
Chemical resistance	Very good
Heat resistance	Thermoplastic
Solvent resistance	Good
Durability	Excellent
Thinning and clean up	Do not thin, clean up with water
VOC	c. 55 grams per litre (see Resene VOC Summary)

Physical properties

Performance

1. Remarkable ease of application.
2. Superior void and crack filling properties.
3. Excellent exterior durability, requires no further 'weathering' coats.
4. Masonry wall weathertight system as per CCANZ CP 01 2014.
5. Also available in Resene Cool Colours (see Data Sheet D62C).
6. In combination with Resene Limelock (see Data Sheet D809) can be applied to fresh cementitious substrates.
7. An Environmental Choice approved product.

Limitations

1. Old, weathered concrete requires surface conditioning with Resene Sureseal (see Data Sheet D42).
2. Do not apply at temperatures below 10°C or when it is liable to drop below 10°C during the drying period.
3. Not designed for surfaces subject to water ponding.
4. Application rates do not apply to rough cast concrete substrates.



X-200 weathertight membrane

Surface preparation

New cementitious surfaces

Clean down thoroughly to remove all dirt, dust and loose material. Ensure surface is free from oil, grease, form release and curing agents. Prime as follows:

- **Glossy surfaces/GRC/tilt slab:** Apply a full coat of Resene ConcreteSeal 3 in 1 (see Data Sheet D409).
- **New cementitious substrates, solid/acrylic modified plasters:** Apply a full coat of Resene Limelock (see Data Sheet D809) to trap any free lime and prevent the appearance of lime staining.
- **Bricks (unglazed):** Apply Resene Concrete Primer (see Data Sheet D405) thinned 10% with water.

Old cementitious surfaces

If moss and mould are present, treat with Resene Moss & Mould Killer (see Data Sheet D80). Waterblasting of exterior weathered cementitious substrates is the best surface preparation method prior to painting to remove loosely bound residues as a result of weathering. Avoid high waterblasting pressures as this may cause unwanted substrate damage. Allow to dry and apply a seal coat of Resene Sureseal (see Data Sheet D42).

Cracked surfaces (new or re paints):

For hairline cracks spot prime with a coat of Resene X-200. Due to its high film build, Resene X-200 will completely fill cracks up to 1mm. For larger cracks up to 2mm, apply one coat of Resene Sureseal (see Data Sheet D42) before flush filling the crack with Resene Brushable Crack Filler (see Data Sheet D811). Using a brush work the filler into the crack (both along and across the crack). When applying multiple applications allow each application of filler to dry before applying additional filler. For larger cracks fill using Resene Construction Systems MultiStop Bedding Compound mixed and applied to manufacturer's instructions.

Repaints: If moss and/or mould are present, treat with Resene Moss & Mould Killer (see Data Sheet D80). Scrub down using Resene Paint Prep and Housewash (see Data Sheet D812) to achieve a chalk free surface. If efflorescence is present expose areas of efflorescence and wire brush to remove loose deposits, allow to dry out, then spot prime with Resene Sureseal (see Data Sheet D42). **Efflorescence is caused by water movement through the substrate, often via cracks, faulty flashings or cappings. The source of the water causing the efflorescence needs to be identified and eliminated before repainting.** Prepare areas of failing existing coating back to a sound feathered edge.

Application

Masonry/concrete blocks

Brush or roller application is preferred over block and essential for at least the first coat.

Weathertightness can only be assured when all voids are filled. Application must provide a uniform film to the block surface and pointing and fill voids on the block face. During application, work the product into cavities/depressions in the surface using the edge of the roller sleeve or by brushing. This is of prime importance for application of the first coat.

Airless spray: Use a LTX 523 tip or similar. Use a 30-mesh manifold filter in the system as the fibre reinforcement of Resene X-200 may clog finer filters. **BACK ROLL THE FIRST COAT TO ENSURE GOOD SUBSTRATE ADHESION/PENETRATION.**

Brush: Touch up or small areas/cutting in only. A PAL Legend brush is recommended.

Roller: Use a Resene No.15 Lambskin (18mm nap). **When rolling with an extension pole, the maximum extension must be no more than 600cm in length. Roller application using the recommended roller sleeve will achieve a wet film thickness of 203-229 microns per coat when applied to a smooth, sealed substrate. This corresponds to an average dry film thickness of 110 microns per coat.**

Precautions

1. Do not thin – thinning destroys build properties.
2. Ensure correct pre-treatment is used and correct surface preparation and priming is undertaken.



X-200 SDS

Please ensure the current Data Sheet is consulted prior to specification or application of Resene products. View Data Sheets online at www.resene.com/datasheets. If the surface you propose to coat is not referred to by this Data Sheet, please contact Resene for clarification.

In Australia
PO Box 924, Beenleigh, Qld 4207
Call 1800 738 383, visit www.resene.com.au
or email advice@resene.com.au

Resene
the paint the professionals use

In New Zealand
PO Box 38242, Wellington Mail Centre, Lower Hutt 5045
Call 0800 RESENE (737 363), visit www.resene.co.nz
or email advice@resene.co.nz

Printed on environmentally responsible paper, which complies with the requirements of environmental management systems EMAS and ISO14001. Please recycle.



RECORD OF TITLE

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**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **TNK3/978**
Land Registration District **Taranaki**
Date Issued 16 June 1997

Prior References
TNK2/1065

Estate Fee Simple - 1/2 share
Area 545 square metres more or less
Legal Description Lot 1 Deposited Plan 19092
Registered Owners
Glenis Raewyn Daly

Estate	Leasehold	Instrument	L 442116.2
		Term	999 years from and including 30.5.1997
Legal Description	Flat 2 Deposited Plan 19435		
Registered Owners	Glenis Raewyn Daly		

Interests

Subject to Part IV A Conservation Act 1987 (Affects Fee Simple)
Every mineral in its natural condition in the within land is owned by the Crown (Affects Fee Simple)
420592.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 27.4.1995 at 11.40 am (Affects Fee Simple)
Subject to a right (in gross) to drain stormwater over part shown R on DP 18443 in favour of The New Plymouth District Council created by Transfer 420592.3 - 27.4.1995 at 11.40 am (Affects Fee Simple)
The easements created by Transfer 420592.3 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Transfer 420592.5 - 27.4.1995 at 11.40 am (Affects Fee Simple)
Appurtenant hereto is a right to drain sewage specified in Easement Certificate 420592.28 - 27.4.1995 at 11.40 am (Affects Fee Simple)
Subject to a right to drain sewage over part shown A on DP 18443 specified in Easement Certificate 420592.28 - 27.4.1995 at 11.40 am (Affects Fee Simple)
The easements specified in Easement Certificate 420592.28 are subject to Section 243 (a) Resource Management Act 1991
Appurtenant hereto are rights to drain sewage specified in Easement Certificate 435452.4 (Affects Fee Simple)
The easements specified in Easement Certificate 435452.4 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right to drain sewage over part shown B on DP 19092 created by Transfer 438338.1 (Affects Fee Simple)
The easements created by Transfer 438338.1 are subject to Section 243 (a) Resource Management Act 1991
442116.1 Lease Flat 1 DP 19435 Composite CT TNK3/977 issued - 16.6.1997 (Affects Fee Simple)

442116.2 Lease of Flat 2 DP 19435 Term 999 years from and including 30.5.1997 Composite CT TNK3/978 issued -
16.6.1997 (Affects Fee Simple)

12935804.2 Mortgage to Bank of New Zealand - 22.2.2024 at 3:09 pm

Approvals: *[Signatures]*
Governing Director
Kawroa Close Limited

Registered Proprietors

Approved pursuant to Section 223 of the Resource Management Act 1991 on the 20th day of June 1996.

Approved pursuant to Section 224(c) of the Resource Management Act 1991, I hereby certify that all the conditions of the consent have been complied with to the satisfaction of the New Plymouth District Council.

Dated this 20th day of July 1996.

[Signature]
 Authorised Officer

708500mE

Memorandum of Easements		Dist. Ten.
708500mE	Lot 6, hereon	Lot 5, hereon
708500mE	Lot 1 hereon	Lot 1, D.P. 18443
708500mE	Lot 2 hereon	Lot 1, D.P. 18443
708500mE	Lot 3 hereon	Lot 1, D.P. 18443

708500mW

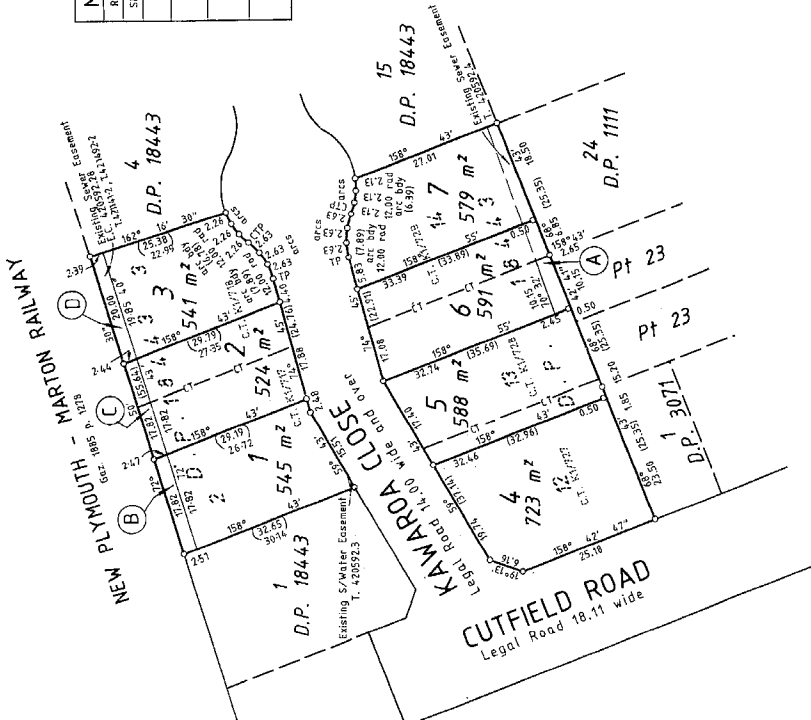
708500mE

708500mW

708500mS

708500mN

08 NOV 1996



LAND DISTRICT Taranaki

SURVEY BLK. & DIST. V Paritutu

NZMS 261 SH1 RECORD MAP No

TERRITORIAL AUTHORITY New Plymouth Dist

Surveyed by McKinlay & Co K-7772

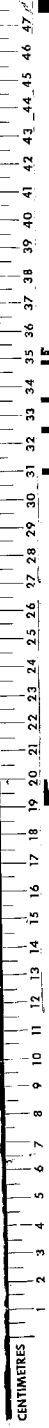
Scale 1:500 Date May 1996

Approved as to Survey *[Signature]*
 Chief Surveyor

Deposited this 10th day of September 1996.

Received 10th day of September 1996
 Registrar

REGISTRATION NO. 2092



44 45 46 47

APPROVED

Approved Pursuant to Section 223 of the Resource Management Act 1991 on the day of 17/02/1997 (No conditions imposed).

REGISTERED PROPRIETORS

APPROVED PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE DAY OF 17/02/1997 (NO CONDITIONS IMPOSED).

SEARCHED WITH THE COMMONS ACT 1925 AND THE DISTRICTS ACT 1926 AND FOUND TO BE VALID AND CORRECT.

SIGNED BY THE MAYOR AND PRINCIPAL ADMINISTRATIVE OFFICER OF THE DISTRICT OF NEW PLYMOUTH

CONSENTED BY THE DISTRICT COUNCIL OF NEW PLYMOUTH

Principal Administrative Officer

Approved Pursuant to Section 224(1) of the Resource Management Act 1991, I hereby certify that the buildings shown hereon are erected in accordance with the provisions of the Building Code specified in Section 43(1) of the Building Act 1992.

Dated this 17 day of February, 1997.

Principal Administrative Officer

Areas ① and ② are to be restricted as to rights of user.

New C.T. Allocated

Flat 1 K1971

Flat 2 K1978

Total Area Comprised in C.T. K2-106.5 (all.)

Registered Surveyor and holder of an annual practice certificate, I hereby certify that the positions shown hereon are erected in the positions of Certificate of Title K2-1065 and that the plan is correct.

Dated this 25th day of February 1997.

Registered Surveyor

Field Book: 3117, B. LINE - Inverness Road, P. Reference Plans: D.P. 19092

Examined: Correct

Approved as to Survey

30/1/97

Chief Surveyor

Deposited this 31st day of June 1997

District Land Registrar

DP 19435

DOSS FORM 818

31 JUL 1997

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SITE PLAN

WEST ELEVATION

SOUTH ELEVATION

FLATS 1 AND 2 ON LOT 1 D.P.19092

Surveyed by **Anthony Robert Wey**

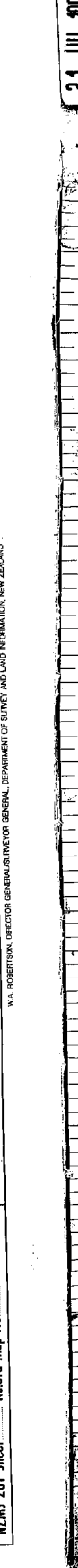
Scale 1: 200 Date Feb. 1997

LAND DISTRICT Taranaki

Survey Blk. & Dist. V. Paritutu

NZMS 261 Sheet Record Map No.

TERRITORIAL AUTHORITY New Plymouth Dist.





AERIAL MAP

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



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



Method of Sale

- \$1,250,000

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'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:



Robert Angus AREINZ
Licensed Real Estate Agent (REA 2008)

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O 06 758 2484

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