



New Plymouth

44 Ridgewood Drive

Information Memorandum



Zay Griffith
M 027 242 2175

Team Zay
0800 FOR ZAY
zay@taranakiharcourts.co.nz



Harcourts

Private And Full Of Potential

Peacefully tucked away on the city fringe, with a tree lined driveway, this lifestyle property sits on a flat top hill with three large paddocks sloping away from the house.

It won't take you long to understand why the property is a vision to behold with its stunning rural and urban views, including glimpses of the sea, as well as the lush gardens which fill the picture windows from within the house.

Ample opportunity presents itself inside the cedar and brick single level dwelling. With solid foundations, high ceilings and a well thought out floor plan, you may feel called upon to take this 1980s build into the modern era.

The U shaped kitchen forms the hub of the home, with two comfortable sitting areas on either side, creating a large open plan living space for the whole family to enjoy. A courtyard for alfresco dining is just off the lounge, and a separate office sits next to the kitchen, providing complete convenience for work or study.

The bedroom wing encompasses 3 double bedrooms, plus a master with walk in robe and ensuite. The main bathroom includes a separate toilet and the laundry provides direct access to the large backyard.

The spacious double garage with internal access, and separate shed ensures plenty of storage space, while the vegetable gardens and fruit trees provide a great opportunity to create sustainable living options.

After 32 years, it's time for a new family to make this home their own. Come and see the views for yourself.

View anytime at: www.harcourts.co.nz/L31380263



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44 Ridgewood Drive

Rateable Value	\$1,190,000
Land Value	\$630,000
Improvements Value	\$560,000
Legal Description:	Lot 57 DP 12898
Floor Area	220m2 more or less
Land Area	1.12ha more or less
Garage	Double plus shed
Zoning	Rural 1A
Building Age	1985
Rates	\$3,496.09pa

Property Details

Property Type	Lifestyle Property
Rooms	Dining Room, 4 Double Bedrooms, Study
Hot Water	Electric
Heating	Closed Fire, Electric, Heat Pump, Ventilation System
Insulation	Ceiling
Kitchen	Open Plan, Standard
Dining	Open Plan Dining
Bathrooms	Separate Bathrooms, Separate WCs
Lounge	Lounge/Dining Combined
Stove	Electric
Interior Condition	Good
Exterior	Masonry Block/Brick, Weatherboard Timber
Exterior Condition	Good
Roof	Iron
Flooring	Carpet, Vinyl
Garaging	Double
Fencing	Fully Fenced
Aspect	Northerly
Views	Rural, Sea
Sewage	Septic Tank
Water	Tank, Town
Amenities	Close to Transport

Features & Chattels

Living Rooms	2
Chattels	Blinds, Cooktop, Dishwasher, Drapes, Fireplace, Fixed Floor Coverings, Garden Shed, Heat Pump, Heated Towel Rail, Light Fittings, Rangehood, Smoke Detectors, TV Aerial, Wall Oven

Additional Information

More Details URL	harcourts.net/L31380263
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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **TNE4/484**

Land Registration District **Taranaki**

Date Issued 30 July 1979

Prior References

TN156/80 TN98/279

Estate Fee Simple
Area 1.1256 hectares more or less
Legal Description Lot 57 Deposited Plan 12898
Registered Owners
Grace Doreen Linn

Estate Fee Simple - 1/4 share
Area 1506 square metres more or less
Legal Description Lot 45 Deposited Plan 12898
Registered Owners
Grace Doreen Linn

Interests

Subject to Section 36 (4) Counties Amendment Act 1961
Fencing Proviso in Transfer 276106.3 - 27.3.1981 at 1.37 pm
13104461.1 Mortgage to Heartland Bank Limited - 25.9.2024 at 1:33 pm





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Zay Griffith

I joined the Real Estate industry in the year 2000 when my children were young teens. This meant I was able to manage my business around their needs as well as provide excellent service to my clients. After many years, I have developed a reputation of being very accomplished and successful in the Real Estate arena.

As a business person I do believe that results are key. Recently I surpassed the \$160 Million dollar sales mark and since 2013 have been consistently recognised in the top 20 Sales people within the Harcourts Wellington Region.

My clients tell me it is my professionalism and willingness to serve them that are my strongest characteristics. Former clients have stated that my personal service qualities stand out above the rest - which is something I am very proud of.

Real Estate transactions are major decisions that must be handled with care, and as a consultant, I know that the process of selling a property needs to be done smoothly and efficiently with a minimum of stress to my clients. I place high importance on making you feel comfortable and trusting me when I am dealing with your largest asset and you can be assured that I will commit my energy, integrity and business accuracy to achieve the best results for you.

Please read my client testimonials – they will give you a much better insight into what you can expect with your Real Estate experience with me.

Do call me, I won't let you down.



TeamZay

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