



Ferndale

4 Elizabeth Place

Information Memorandum



Zay Griffith
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Team Zay
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Harcourts

A Rare Opportunity!

Nature lovers and families will instantly feel at home here. Nestled on a generous 1629m² section bordering Sutherland Park, this much-loved property offers space, privacy, and a truly picturesque setting. Wake to birdsong and let the kids roam and explore to their hearts' content.

Built in 1969, the split-level design adds character while creating a practical sense of separation between the living, bedroom, and utility areas - ideal for growing families and those who love to entertain. The home spans an impressive 196m² of well-designed living space, featuring large windows that flood the interiors with natural light and frame peaceful, leafy views.

The generous living area opens out to a spacious deck - the perfect spot to catch up with friends or enjoy a quiet evening surrounded by the bush backdrop. A fireplace keeps the home warm and inviting through the cooler months, adding to its timeless comfort.

The master bedroom also opens directly onto the deck, offering a tranquil retreat for morning coffee and a moment of peace before the day begins. With the added bonus of a double carport, single garage, and generous storage under the house, there's plenty of space for vehicles, tools, and everything in between.

On the market for the first time in 24 years, this much-loved home is now ready for its next chapter. Located in a safe, popular neighbourhood and a highly sought-after school zone - don't let this opportunity pass you by! Your children will love you for it.

To secure your viewing call us 0800 FOR ZAY.

View anytime at: www.harcourts.co.nz/L34892683



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4 Elizabeth Place

Rateable Value	\$690,000
Land Value	\$420,000
Improvements Value	\$270,000
Legal Description:	Lot 1 Deposited Plan 11153
Floor Area	196m2 more or less
Land Area	1629m2 more or less
Garage	Double Garage
Zoning	Residential A
Building Age	1969
Rates	\$4,533.63pa



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




R.W. Muir
Registrar-General
of Land

Identifier **TND1/529**
Land Registration District **Taranaki**
Date Issued 09 October 1974

Prior References

TNB1/442 TNC1/373

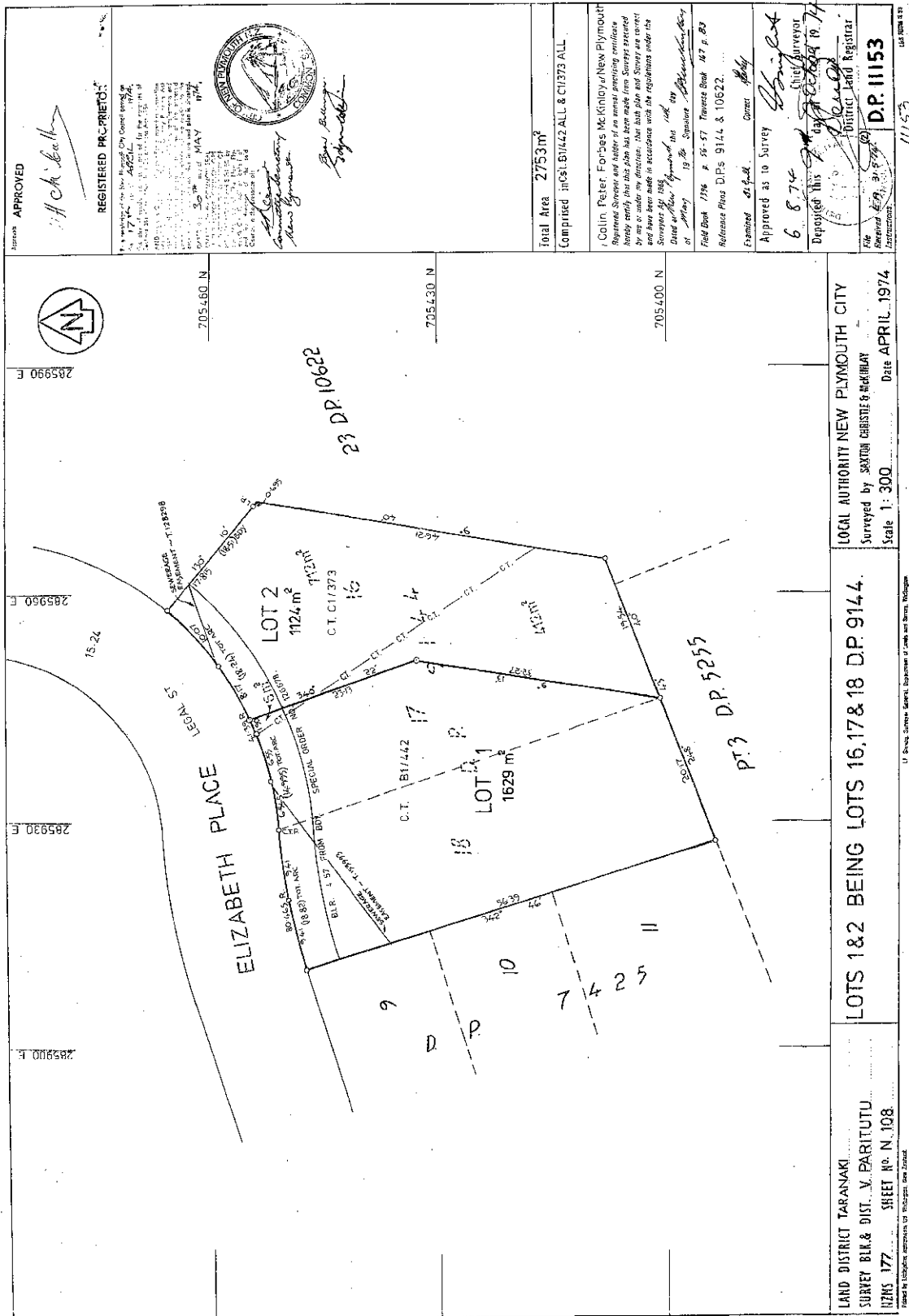
Estate Fee Simple
Area 1629 square metres more or less
Legal Description Lot 1 Deposited Plan 11153
Registered Owners
RMY Trustees (2008) Limited

Interests

126678 Special Order imposing Building Line Restriction

Subject to a right to drain sewage over part marked A-B and B-C specified in Easement Certificate 129083

The easements specified in Easement Certificate 129083 are subject to Section 351E (1) (a) Municipal Corporations Act 1954



APPROVED REGISTERED PROPRIETOR 17 MAY 1974 18 MAY 1974 19 MAY 1974 20 MAY 1974 21 MAY 1974 22 MAY 1974 23 MAY 1974 24 MAY 1974 25 MAY 1974 26 MAY 1974 27 MAY 1974 28 MAY 1974 29 MAY 1974 30 MAY 1974 31 MAY 1974 1 JUN 1974 2 JUN 1974 3 JUN 1974 4 JUN 1974 5 JUN 1974 6 JUN 1974 7 JUN 1974 8 JUN 1974 9 JUN 1974 10 JUN 1974 11 JUN 1974 12 JUN 1974 13 JUN 1974 14 JUN 1974 15 JUN 1974 16 JUN 1974 17 JUN 1974 18 JUN 1974 19 JUN 1974 20 JUN 1974 21 JUN 1974 22 JUN 1974 23 JUN 1974 24 JUN 1974 25 JUN 1974 26 JUN 1974 27 JUN 1974 28 JUN 1974 29 JUN 1974 30 JUN 1974 1 JUL 1974 2 JUL 1974 3 JUL 1974 4 JUL 1974 5 JUL 1974 6 JUL 1974 7 JUL 1974 8 JUL 1974 9 JUL 1974 10 JUL 1974 11 JUL 1974 12 JUL 1974 13 JUL 1974 14 JUL 1974 15 JUL 1974 16 JUL 1974 17 JUL 1974 18 JUL 1974 19 JUL 1974 20 JUL 1974 21 JUL 1974 22 JUL 1974 23 JUL 1974 24 JUL 1974 25 JUL 1974 26 JUL 1974 27 JUL 1974 28 JUL 1974 29 JUL 1974 30 JUL 1974 31 JUL 1974 1 AUG 1974 2 AUG 1974 3 AUG 1974 4 AUG 1974 5 AUG 1974 6 AUG 1974 7 AUG 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Property Details

Property Type	House
Rooms	Dining Room, 3 Double Bedrooms, Workshop
Hot Water	Gas
Heating	Gas Mains, Heat Pump, Ventilation System
Insulation	Ceiling, Floor
Kitchen	Open Plan, Standard
Dining	Combined Kitchen
Bathrooms	Combined Bth/WCs
Lounge	Separate
Stove	Electric
Interior Condition	Good
Exterior	Weatherboard Timber
Exterior Condition	Good
Roof	Iron
Flooring	Carpet
Garaging	Carport, Internal Access, Single
Fencing	Partially Fenced
Aspect	Northerly
Views	Bush, Private
Sewage	Mains
Water	Town
Frontage	Street
Amenities	Close to Schools, Close to Shops, Close to Transport, Gas in Street

Features & Chattels

Living Rooms	1
Chattels	Bathroom Extractor Fan, Blinds, Dishwasher, Drapes, Fixed Floor Coverings, Garage Door Opener Remote Control, Garden Shed, Heat Pump, Heated Towel Rail, Light Fittings, Rangehood, Stove, TV Aerial, Waste Disposal Unit

Additional Information

More Details URL	harcourts.net/L34892683
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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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