



Vogeltown

109 Carrington Street

Information Memorandum



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Harcourts

Colourful Character In The City Centre!

Private, peaceful and full of personality, this property oozes character inside and out, and is surrounded in lush tropical plantings making it a delightful oasis to come home to.

Deceiving from the road, you would be forgiven for mistaking this property for a small cottage, however once you step into the spacious foyer you will quickly realise this is not the case! Beautiful native timber floorboards feature throughout the home, and in keeping with the true villa style the extra wide hallway leads through to each of the four high-ceilinged bedrooms. The funky main bathroom with its timber panelling and window trim boasts a deep claw foot bath to relax in and a large separate lounge allows separation for the family, with bifold doors bringing the outdoors in.

A modernised open plan kitchen and dining space flows seamlessly out to the north facing wrap around deck, capturing sun throughout the day, and a small private courtyard on the west side of the property provides a relaxing space to enjoy sundowners.

With upgrades to provide luxuries of modern-day life including aluminium joinery, an ensuite and efficient wood burner, while still maintaining its character charm, this home is a great option for your family.

Call Team Zay today.

View anytime at: www.harcourts.co.nz/L25860556



Harcourts



109 Carrington Road

Rateable Value	\$840,000
Land Value	\$550,000
Improvements Value	\$290,000
Legal Description:	PT Lot 1 DP 554
Floor Area	190m2 more or less
Land Area	529m2 more or less
Garage	Double Garage
Zoning	Residential B
Building Age	Mixed
Rates	\$4,011.03

Property Details

Property Type	House
Other Rooms	Dining Rooms, Double Bedrooms, Living Rooms, Separate Laundry
Hot Water	Gas
Heating	Closed Fire, Gas Mains
Kitchen	Modern, Open Plan
Dining	Open Plan Dining
Bathrooms	Combined Bth/WCs, Ensuite, Separate Bathrooms, Separate Shower
Lounge	Lounge/Dining Combined, Separate
Stove	Electric, Gas (retic)
Interior Condition	Very Good
Exterior	Masonry Block/Brick
Exterior Condition	Very Good
Roof	Iron
Flooring	Carpet, Timber
Garaging	Automatic Doors, Single
Fencing	Partially Fenced
Aspect	Northerly
Views	Private
Sewage	Mains
Water	Town
Frontage	Street
Amenities	Close to Schools, Close to Shops, Close to Transport, Gas in Street

Features & Chattels

Chattels	Bathroom Extractor Fan, Blinds, Dishwasher, Drapes, Fireplace, Fixed Floor Coverings, Garage Door Opener, Garden Shed, Heated Towel Rail, Light Fittings, Rangehood, Stove
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Additional Information

Virtual Tour	https://my.matterport.com/show/?m=S8zv5EE4J2i
More Details URL	harcourts.net/L25860556



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R. W. Muir
Registrar-General
of Land

Identifier **TNB3/1161**

Land Registration District **Taranaki**

Date Issued 15 July 1969

Prior References

TN63/139

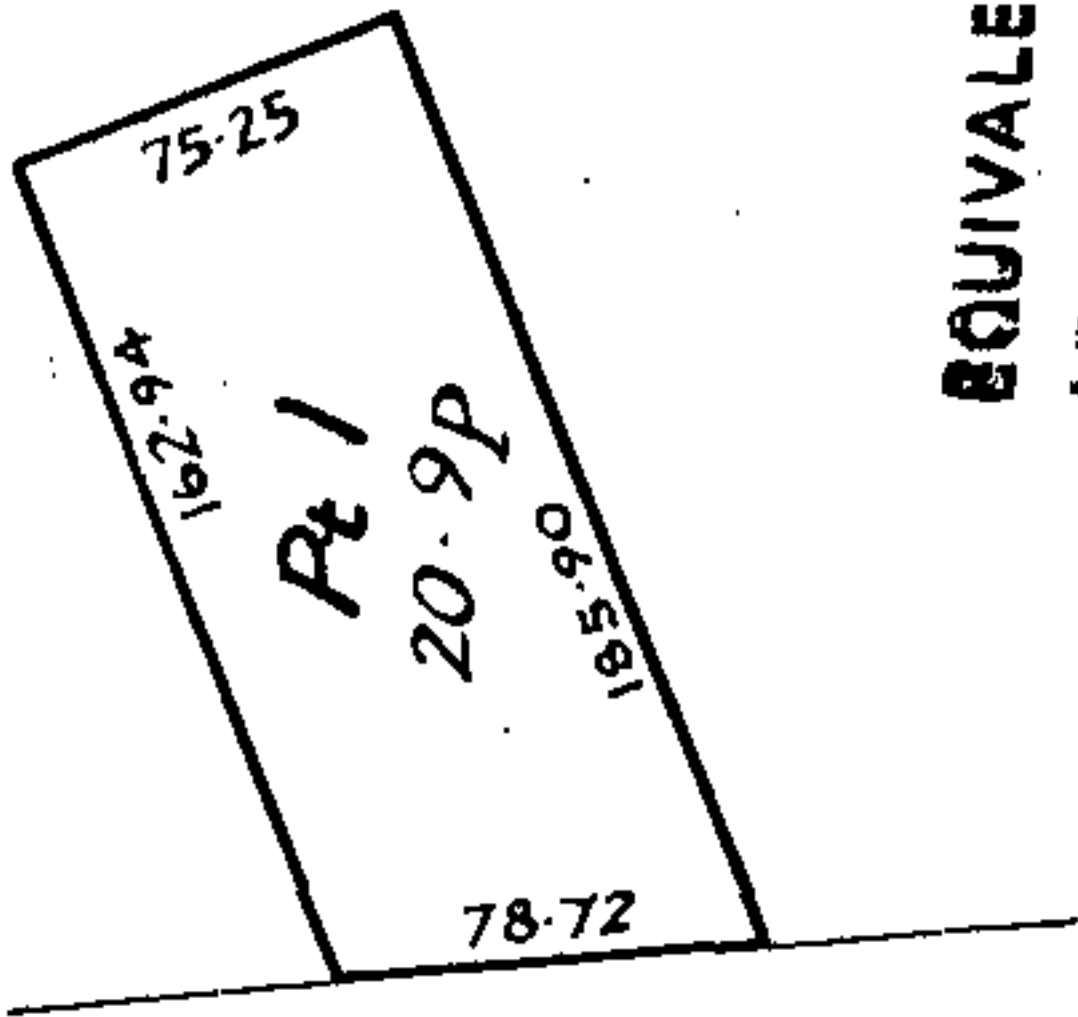
Estate Fee Simple
Area 529 square metres more or less
Legal Description Part Lot 1 Deposited Plan 554

Registered Owners

Karen Julie Boyd as to a 41/100 share
Jean Marion Walker as to a 59/100 share

Interests

8698523.3 Mortgage to Westpac New Zealand Limited - 1.4.2011 at 4:08 pm



EQUIVALE
AREA IS:

CARRINGTON STREET



Harcourts



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.



Team Zay

Harcourts

