



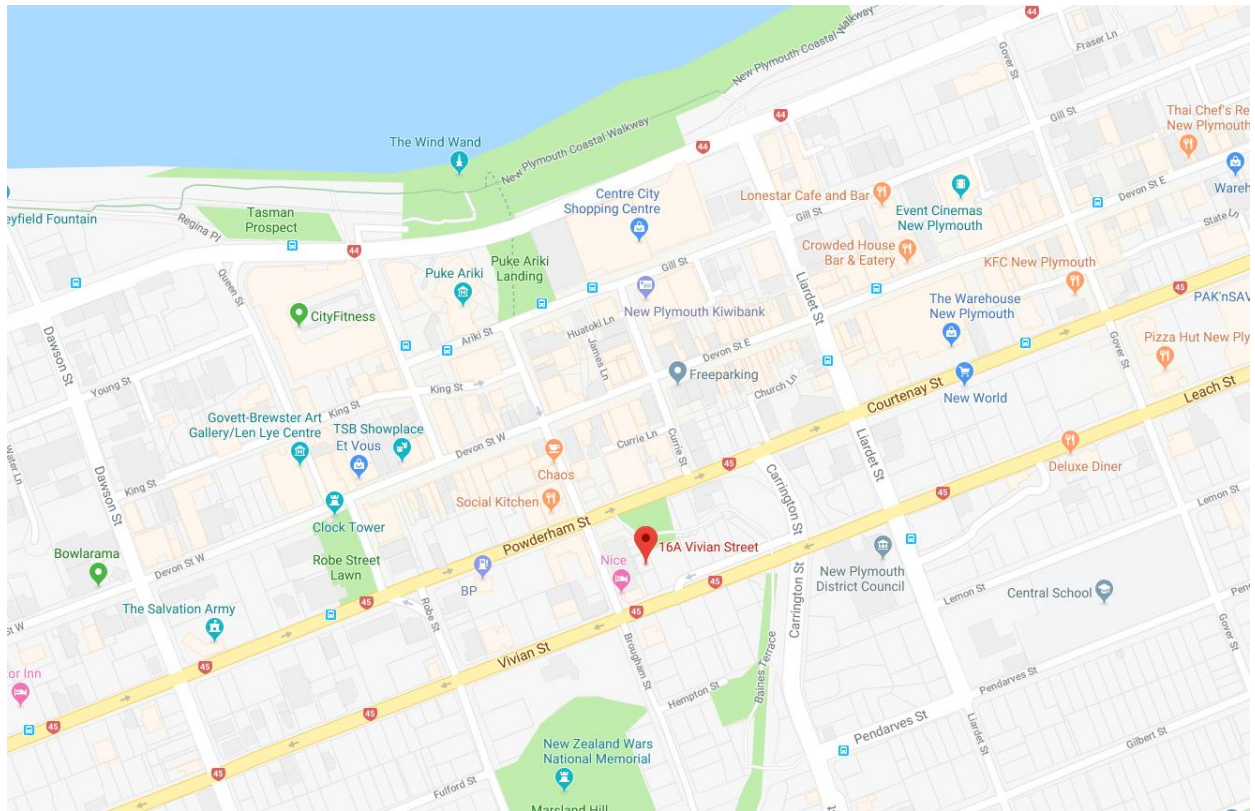
INFORMATION MEMORANDUM

16A Vivian Street
NEW PLYMOUTH

Table of Contents

- Location
- Photo Gallery and Web Reference
- Information Flyer
- Certificate of Title
- LIM – (available on request)
- Method of Sale
- Disclaimer

Location



16A Vivian Street, New Plymouth

The subject property is a small rear site situated on the northern side of Vivian Street (Surf Highway 45), 25 meters east of the intersection with Brougham Street approximately 400 meters south of the city centre. Surrounding properties include a mixture of residential houses, apartments and commercial use including the New Plymouth District Council car park to the immediate east and the “Nice” hotel to the immediate west. Surrounding uses include Brougham Heights Motel, the Radio Network, various commercial office buildings and St Marys Cathedral. Len Lye, Puke Ariki and Centre City are an easy stroll. Pukekura Park via the Huatoki Reserve is 5 minutes away.

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 70,000 people. The city is well known for its beautiful parks, surf beaches and the walkway, and is establishing itself as a cultural area, particularly due to WOMAD, the integrated library and museum, and the Govett Brewster Art Gallery. New Plymouth has won several awards for sustainability, and in 2009 won an international award for the worlds most liveable community for a population under 75,000 people.





PHOTO GALLERY

WEB REFERENCE

robertangus.co.nz/24698

[open2view ID437455](#)

nicehotel.co.nz



Robert Angus Real Estate Ltd MREINZ Licensed Real Estate Agent REAA2008

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



16A Vivian Street New Plymouth

PROPERTY INFORMATION

Certificate of Title: 266429

Legal Description: DP 365726

Lot 2

Tenure: Fee Simple

Floor Area: 150 sqm (approx)

Land Area: 273 sqm

Rates: \$2,597.08 PA

Bedrooms: Three

Bathrooms: Two

Garaging: Double Carport

Land Value: \$200,000

Improvements: \$320,000

Capital Value: \$520,000

Zoning: Business D

Chattels: Double Gas Stove, Fixed Floor Coverings, Drapes, Blinds, Burglar Alarm Security TV Monitored, 3 x Smart TV's, Dishwasher, Extractor Fans, Heated Towel Rail x2, Light Fittings, Tv Aerial, Sky Dish, Waste Disposal Unit, Sound System, BIF - Desk, Outdoor Table & Chairs, Fountain & Pots., Heatpump, Chandeliers Negotiable.

For Sale
\$790,000
plus GST (if any)

Level 1, White Hart
47 Queen Street
New Plymouth

VILLA ON VIVIAN

The villa offers a contemporary minimalistic home or the option of a refined office/medical suite, both enjoying the benefits of the Nice Hotel and Table Restaurant in the immediate domain. Alternatively operate a Air B&B from the premises. Plumb in the heart of the CBD yet a quiet and a private location. A quality build and fitout, the general décor is crisp, cool and neutral. The floor plan incorporates 3 expansive bedrooms, 2 bathrooms, (1 ensuite) large open plan living with easy access to the court yards for el fresco dining. 150 sqm of living with room to expand. Restful views of the Huatoki Reserve, the city and sea. A property that has the x factor with a raft of options.

robertangus.co.nz/24698

www.nicehotel.co.nz



Contact Details

Robert Angus AREINZ

M 0274 479 478

B 06 758 2484

E robert@robertangus.co.nz



Any interest in this property should be registered with the Vendor's Agency. Contents of the proposal do not form part of a contract. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part and interested persons are advised to make their own enquires and satisfy themselves in all respects.



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

**Guaranteed Search Copy issued under Section 172A
of the Land Transfer Act 1952**




R. W. Muir
Registrar-General
of Land

Identifier 266429
Land Registration District Taranaki
Date Issued 27 July 2006

Prior References

TN139/128

Estate	Fee Simple
Area	273 square metres more or less
Legal Description	Lot 2 Deposited Plan 365726

Proprietors

Glengary Trustee Limited

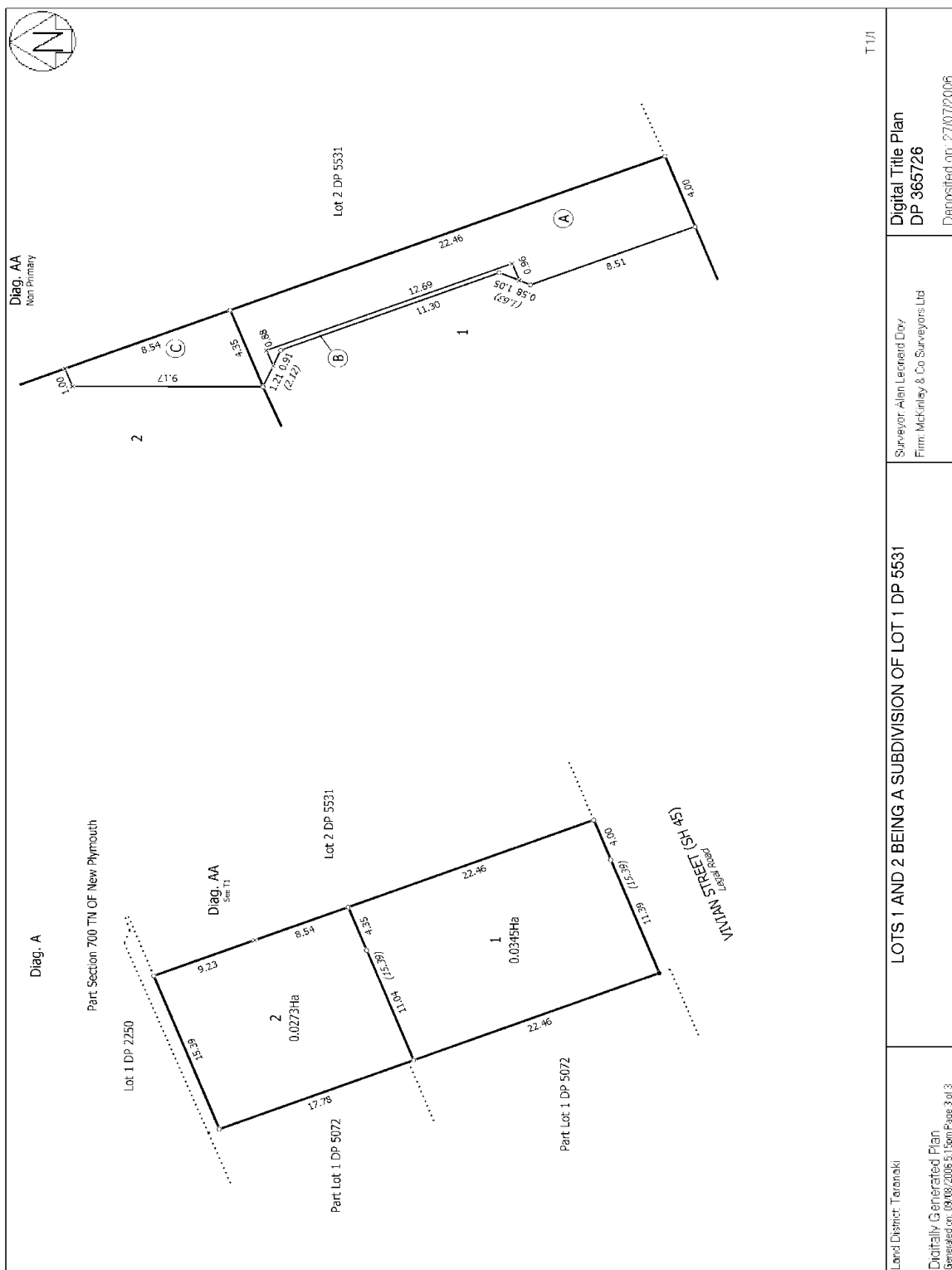
Interests

Subject to a right to drain water over the part marked C on DP 365726 created by Easement Instrument 6963966.2 - 27.7.2006 at 9:00 am

Appurtenant hereto is a right of way, a right to drain water and sewage and a right to convey water, gas, electricity, telecommunications and computer media created by Easement Instrument 6963966.2 - 27.7.2006 at 9:00 am

The easements created by Easement Instrument 6963966.2 are subject to Section 243 (a) Resource Management Act 1991

10424503.4 Mortgage to TSB Bank Limited - 20.5.2016 at 4:23 pm



Method of Sale

For Sale \$790,000 plus GST (if any)

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:

Robert Angus AREINZ

Licensed Real Estate Agent (REAA 2008)

Mobile 027 447 9478
Office 06 758 2484
Email robert@robertangus.co.nz



Robert Angus Real Estate Ltd MREINZ Licensed Real Estate Agent REAA2008