INFORMATION MEMORANDUM

9B PORTLAND DRIVE
NEW PLYMOUTH

ROBERT ANGUS

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

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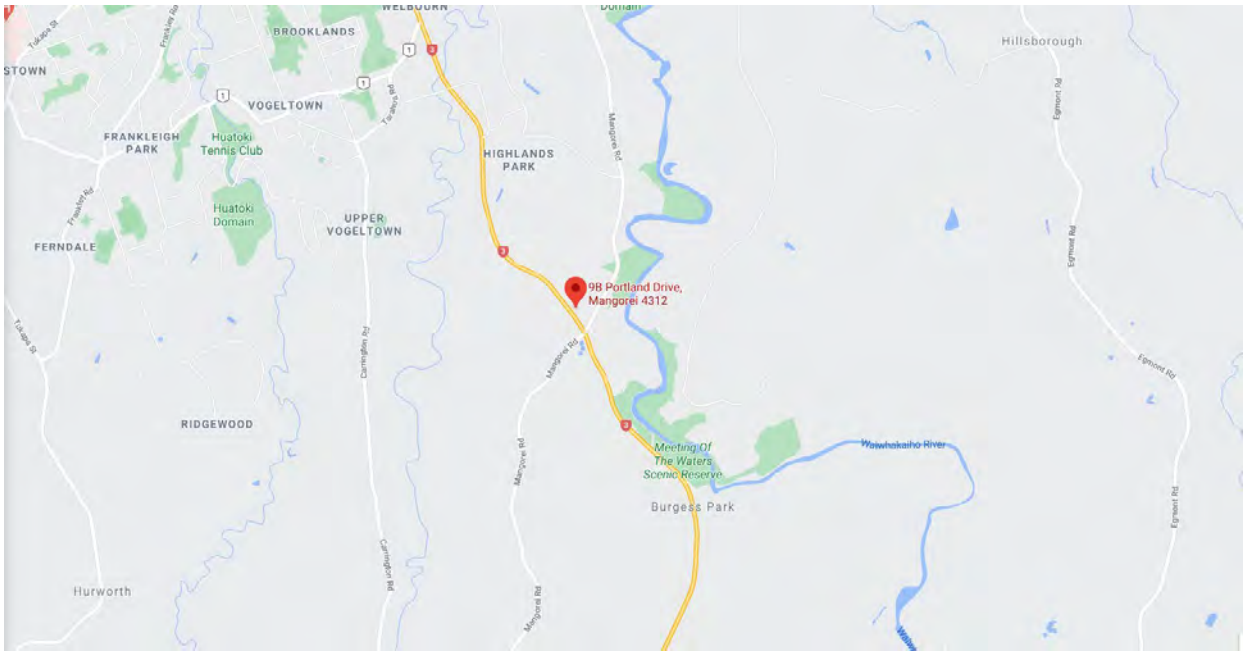
Location



9B Portland Drive, New Plymouth

9B Portland Drive is located in the highly regarded suburb of Merrilands. The Merrilands shopping centre is a few minutes down Mangorei Road. The CBD is five minutes by car. Mangorei School and Tupare Gardens a short stroll. Bowl of Brroklands and Pukekura Park are in easy reach. 20 minutes to the New Plymouth Airport (and the world).

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 74,000 people. The city is well known for its beautiful parks, surf beaches and the coastal walkway. The region is becoming established as a cultural hub, particulary due to WOMAD, the integrated library and museum, and the Govett Brewster Art Gallery and Len Lye Centre. New Plymouth has won several awards for sustainability, and in 2009 won an international award for the world's most liveable community for a population under 75,000 people.

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PHOTO GALLERY

WEB REFERENCE
robertangus.co.nz/93363
open2viewID505922

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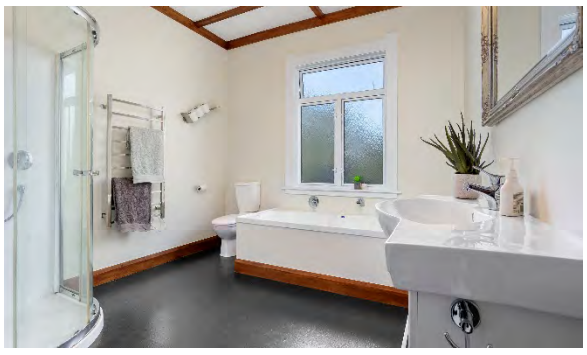

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11
11A
9
9B
9A
248

Robert Angus Real Estate Ltd
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White Hart 47 Queen St New Plymouth
Licensed Real Estate Agents REAA 2008

9B Portland Drive
New Plymouth

PROPERTY INFORMATION

Certificate of Title:	490808
Legal Description:	Lot 4 DP 423417
Tenure:	Freehold
Land Area:	1400sqm
Floor Area:	210sqm
Bedrooms:	Five
Bathrooms:	Two
Sep WCs:	Three
Garaging:	Double
Land Value:	$380,000
Improvements:	$300,000
Capital Value:	$680,000
Rates:	$3,299.92
Zoning:	Residential

Chattels: Cooktop, Oven, Dishwasher, Fixed Floor Coverings, Blinds, Light Fittings, Extractor Fan, Garden Shed, Garage Door opener x2, Heated Towel Rail x1, TV Aerial, Shutters, Refrigerator, Gas Heating Wall Radiators x 11

Buyer Enquiry Over
$875,000

Level 1, White Hart
47 Queen Street
New Plymouth

A STYLISH CONTEMPORARY MODERN BUNGALOW

When you enter the cherry tree lined drive the expectation is high. You find a stunning Californian styled bungalow presented to impress. The landscaped 1400 sqm flat section surrounds the home positioned to celebrate the benefits of the site. The floor plan incorporates five double bedrooms, master with ensuite, modern open plan kitchen, and three living areas. Indeed, generous volume to compliment the section size and family needs. Easy indoor / outdoor flow to the expansive decking. Essentials for family living, double garage, storage shed and generous forecourt parking. The proportions are ideal. The original style of the home is upgraded extensively to include double glazing throughout, central heating radiators, new roof and that soft Nepal Resene exterior paint just completed. In fact as modern as one would expect. The Mangorei Primary School (Decile 10) is a short walk as is the Tupare Gardens. A local café Quails Nest Eatery and Restaurant is literally over the road at Burgess Hill and the Fairfield Café is around the corner. Portland Drive is the complete package for buyers seeking generous size, modern amenity and that hard to find large section. Frankly a property that offers “a whole lot of living”. Well priced to sell and interest is expected to be strong. Act now.

robertangus.co.nz/93363

Contact Details

Robert Angus AREINZ

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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.

Special Features

- Five Double Bedrooms
- Two Bathrooms (one ensuite)
- Three Living Areas
- Expansive Deck – Easy Indoor/Outdoor Living
- 1400 sqm Section (Fenced)
- Double Garage and Separate Shed
- Aluminium Joinery Double Glazed
- New Roof
- New Exterior Paint – Resene Nepal
- Gas Heated Water Radiators Throughout x 11
- Off Street Parking
- Mangorei School (Decile 10) Property in the zone

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

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

R.W. Muir
Registrar-General of Land

Identifier	**490808**
Land Registration District	**Taranaki**
Date Issued	21 April 2011

Prior References
121891

Estate	Fee Simple
Area	1400 square metres more or less
Legal Description	Lot 4 Deposited Plan 423417

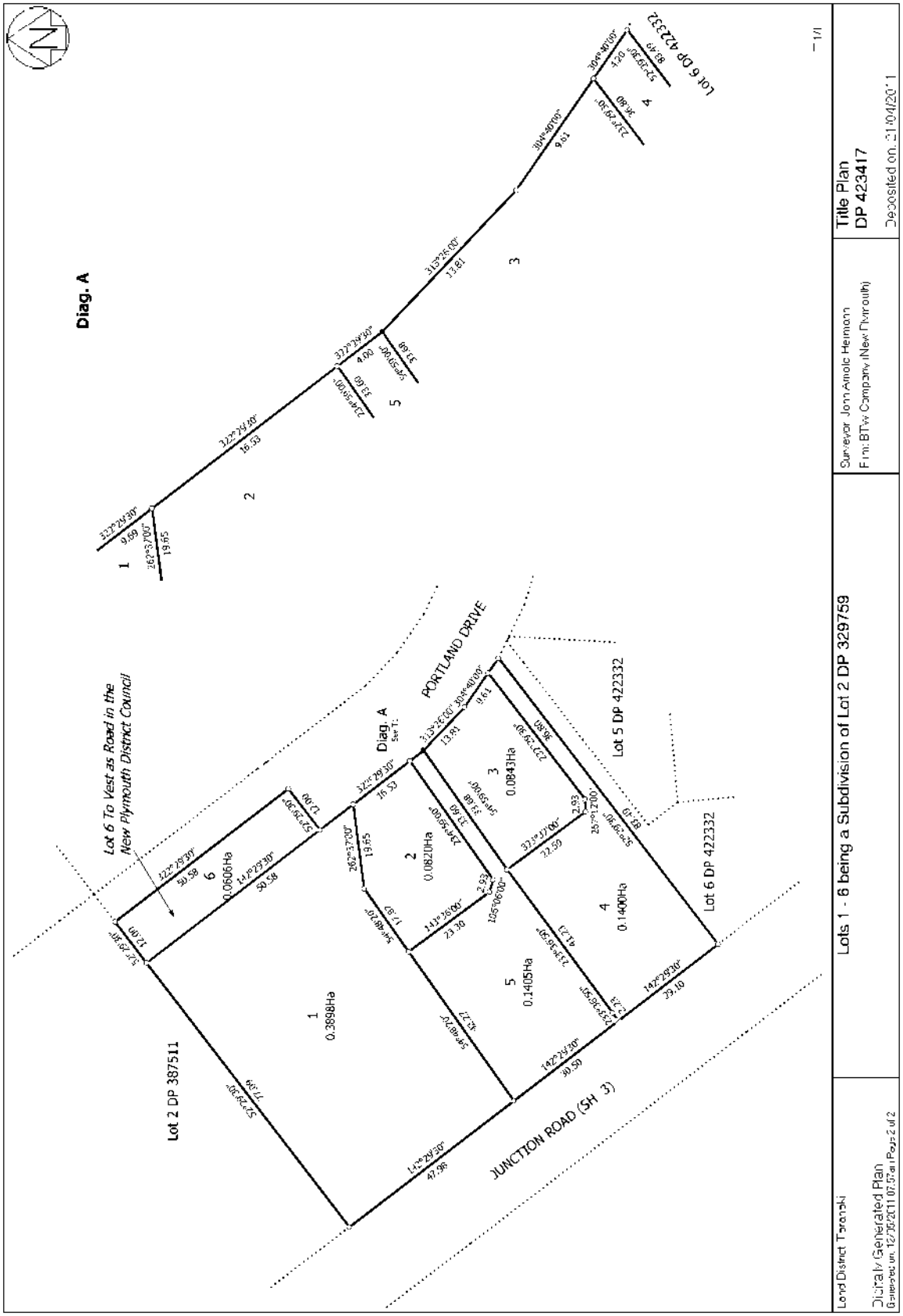
Registered Owners
Denise Joan Baker and GQ Trustees Limited

Interests

146533 Resolution imposing Building Line Restriction - 3.3.1966 at 2:18 pm

Certificate 171537 declaring State Highway 3 adjoining the within land to be a Limited Access Road - 26.9.1969 at 10.24 am

5887919.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 5.2.2004 at 9:00 am


Diag. A
Lot 6 DP 422332
Lot 6 To Vest as Road in the New Plymouth District Council
PORTLAND DRIVE
Lot 5 DP 422332
Lot 6 DP 422332
Lot 2 DP 387511
JUNCTION ROAD (SH 3)
1 0.3898Ha
2 0.0820Ha
3 0.0843Ha
4 0.1400Ha
5 0.1405Ha
6 0.0606Ha
Lots 1 - 6 being a Subdivision of Lot 2 DP 329759
Land District Taranaki
Digitally Generated Plan
Surveyor Jon Arnold Heimann
Firm BTW Company (New Plymouth)
Title Plan
DP 423417
Deposited on 21/04/2011

Method of Sale

Buyer Enquiry Over $875,000

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 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:

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