Onerahi

128 Beach Road

Proudly marketed by Steve & Miriam Davis

Harcourts Whangarei

3 1 1 1

Seaside cottage with exceptional Harbour Views

FOR SALE

FLOOR AREA 121 sqm

LAND AREA 1039 sqm

Onerahi is the coolest little seaside suburb in Whangarei where Beach Road meanders around the coastline making it excellent for swimmers, walkers, cyclists and runners.

If you're searching for peace and tranquility, look no further. This Seaside Cottage is elevated, light and airy with stunning panoramic views of Whangarei's inner harbour and beyond with its endless activity yacht club races, Winstone's cement ships, tugs and pods of dolphins can be seen. You are just a few minutes' walk across the road to your fishing and bathing spot. Close to the beach but still private.

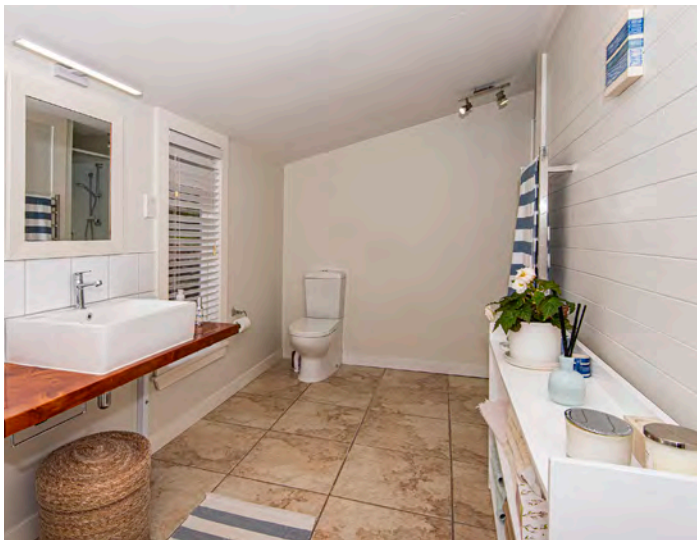
This charming cottage has been modernised and extended yet keeping some of its period features of the ornate kauri fireplace, high ceilings and kauri polished floors has the warmest charm. This charming scene is set as you enter through the light dayroom with bi-fold windows and French doors opening out to a romantic garden drenched in afternoon sun. There is a separate workshop for hobbies and off-street parking.

The kitchen is north facing towards a colourful hedge of hydrangeas and has seating around an island bench so the cook can entertain.

An open plan dining area with polished kauri floors and carpeted lounge area opens to the private outdoor deck and its stunning views, acting as extra living space for BBQ's dining evenings.
Three generously sized bedrooms. The master bedroom is separate, complete with carpet and a walk-in wardrobe, its wide windows offer enchanting dawn and night views of the harbour.

The Beach Road community is friendly, and you have the convenience to all amenities with the Onerahi Shops and of Whangarei city.
A viewing of this lovely home is sure to capture your heart.

Due to the age of the original dwelling and outbuildings there are no records held by Whangarei District council leading to this property being sold on "As Is, Where Is" Basis.



taken from roadside in front of property

Property Information

Property Details

Property Type	House
Other Rooms	Dining Rooms, Double Bedrooms, Living Rooms, Single Bedrooms, Sunroom
Hot Water	Gas
Heating	Heat Pump
Kitchen	Standard
Stove	Gas (bottled)
Interior Condition	Good
Exterior	Weatherboard Timber
Exterior Condition	Good
Roof	Iron
Flooring	Carpet, Tiles, Timber
Garaging	Off St Parking
Fencing	Partially Fenced
Aspect	Easterly
Views	Sea
Sewage	Mains
Water	Town
Frontage	Street
Amenities	Close to Schools, Close to Shops

Features & Chattels

Chattels	Blinds, Cooktop, Drapes, Fixed Floor Coverings, Heat Pump, Heated Towel Rail, Light Fittings, Rangehood, Smoke Detectors, Wall Oven
Other Features	Negotiable Chattels: Microwave/Washing Machine/Dryer/Fridge Freezer

Additional Information

Virtual Tour	https://harcourts.net/L25425692
More Details URL	harcourtswhangarei.co.nz/property/WR44697

Harcourts | Optimize Realty Ltd Licensed Agent REAA 2008. This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information herein is correct, we make no representation, warranty or undertaking (whether expressed or implied) as to the accuracy, reliability or completeness of the information relating to the property. Some information has been obtained from a variety of third parties and no responsibility is accepted by us as to the accuracy of any part of this, or any further information supplied by or on our behalf, whether orally or in writing. Accordingly all interested parties should make their own enquiries to verify the information. We do not guarantee the performance of the property and recommend that you undertake your own independent enquiries. The information is general information only and any examples given are for illustrative purposes. The information does not take into account your individual objectives, financial situation or needs. Any price shown is not a valuation and should not be relied on or treated as such. Prices, if indicated, have been estimated based on recent market evidence in the locality for comparable properties, to the extent available.

Rates

Property ID:	27455			
Address:	128 Beach Road Whangarei 0110			
View Maps:	WDC Maps	Google Maps		
Land Area (hectares):	0.1039			
Capital Value:	2023/2024	$805,000	2024/2025	$805,000
Land Value:	2023/2024	$405,000	2024/2025	$405,000
Record of Title:	815/137			
Floor Area (square metres):	121			
Site Area (square metres):	121			
Improvements:	DWG OBS OI			
Land Use Code:	Residential Single Unit			
Number of Units:	1			
Property Category:	RD192B			
Zone (view District Plan Map):	District Plan Map			
Related Properties:				

WDC			
General Residential	Land Value	405000	$944.70
Uniform Annual General Charge	SUIPs	1	$701.00
Sewage Disposal - Residential	Pans	1	$902.00
Total			**$2,547.70**
NRC			
NRC - Regional Council Services	SUIPs	1	$180.61
NRC - Regional Economic Development	Land Value	405000	$8.67
NRC - Regional Emergency & Hazard Management	SUIPs	1	$50.50
NRC - Regional Emergency Services Rate	SUIPs	1	$11.44
NRC - Regional Flood Infrastructure	SUIPs	1	$36.56
NRC - Regional Land and Fresh Water Management	Land Value	405000	$113.48
NRC - Regional Pest Management	SUIPs	1	$88.06
NRC - Regional Sporting Facilities	SUIPs	1	$16.37
NRC - Regional Transport Rate	SUIPs	1	$43.17
Total			**$548.86**
Total			**$3,096.56**

Harcourts Just Rentals

Rental Appraisal

20 November 2023

Onerahi 128 Beach Road

3 1 1 1

Rental Estimate: $570.00 - $590.00 per week

Comparable Properties

Address	Bedrooms and Bathrooms	Rent Per Week
Sunrise Court, Onerahi	3 Bedrooms, 1 Bathroom	$570.00
Carwright Road, Onerahi	3 Bedrooms, 1 Bathroom	$585.00
Sherwood Road, Onerahi	3 Bedrooms, 1 Bathroom	$590.00

Are you considering purchasing this home as an investment?
We are a highly experienced award-winning property management team who service the Whangarei area and would be delighted to manage your investment property. We take property management seriously and our results speak for themselves.
99.54% of our properties are tenanted
99.36% of our tenants pay their rent on time
To ensure your investment property reaches it's full potential, contact Janet Pitman today.

Janet **PITMAN**
Business Development Manager
021 892 443 | janet.pitman@harcourts.co.nz

Disclaimer: This report is a market appraisal and does not purport to be a valuation, registered or otherwise. It provides an indication only of the amount the subject property may rent for. It has been prepared based on information provided by the owner and incorporates no warranty or guarantee as to the accuracy of the information which the owner has provided. The rental estimate is provided on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation, regulations and policies (including all Acts or Regulations in amendment, consolidation or substitution therefor). Your property may not be able to be rented if it is not compliant with the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016. Information about these regulations can be found here: http://www.tenancy.govt.nz/assets/Uploads/Insulation-requrements.pdf. This report is solely to provide information to the property owner and / or addressee. Any person, other than the property owner or addressee who relies on this report for any purpose does so in all respects at their own risk.

Title

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

R.W. Muir
Registrar-General
of Land

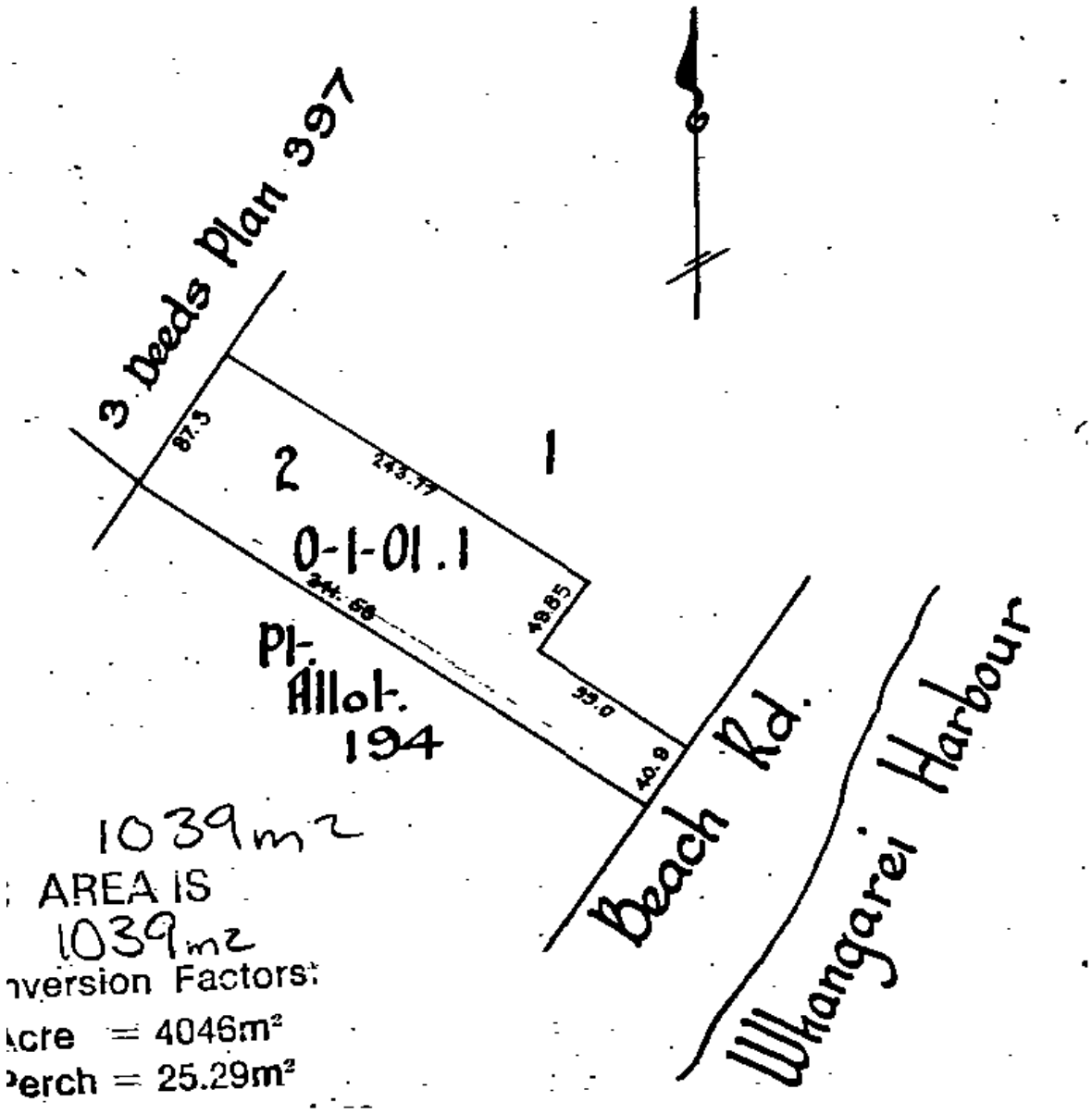
Identifier	**NA815/137**
Land Registration District	**North Auckland**
Date Issued	15 May 1944

Prior References
NA544/180

Estate	Fee Simple
Area	1040 square metres more or less
Legal Description	Lot 2 Deposited Plan 28289

Registered Owners
Susanna Walker and TW Trustees 2013 Limited

Interests


3 Deeds Plan 397
87.3
2
243.77
1
0-1-01.1
244.58
49.85
33.0
40.9
Pt-
Allot-
194
Beach Rd.
Whangarei Harbour
1039m2
AREA IS
1039m2
nversion Factors:
Acre = 4046m²
Perch = 25.29m²

128 Beach Road, Onerahi, Whangarei.

A **Property Search** obtained from the Whangarei District Council on **17/11/2023** is available on request. The above search contains the following building permits and/or consents:

- **After an extensive search of Council records, they were unable to locate building permits for an original dwelling or outbuildings on the property.**
- **BA 12516 - Add Bedroom & Lounge to existing dwelling – Issued 2/04/1981.**
- **BC1900571 - New Retaining Wall - Issued 15/07/2019.**
    - **CCC BC1900571– New Retaining Wall - Issued 27/09/2023.**

The Building Act 1991 came into effect in 1 July 1992. This is when the process changed from a Building Permit to a Building Consent. A Code Compliance Certificate (final sign off) is required for a Building Consent issued under the Building Act 1991 and/or 2004.

A Search Copy of the Certificate of Title NA815/137 was received on **16/11/23** and is **Freehold** on the property and we draw your attention to:

We recommend you seek legal advice relating to all aspects of the title on the property.

District Plan Environment.

- **General Residential Zone**
- **Land Instability – Back half of section is listed as High Risk**

The Purchaser acknowledges they are aware:

- **If you intend to tenant the property we recommend you commission a Healthy Homes Compliance Report to establish compliance under the Residential Tenancies (Healthy Homes Standards) Regulations 2019.**
- **The second toilet in the house is not consented.**
- **The property is sold in an "As Is, Where Is" basis – note: some vendor warranties will not apply.**

We recommend that all purchasers buying property conduct a thorough due diligence investigation, including but not limited to investing in professional reports and consulting with their lawyer to help them with their purchase decision.

Please note this disclosure Statement does not form part of the Agreement for Sale and Purchase of Real Estate.

Purchasers Signature …… Date……

STEVE 021 820 015 | **MIRIAM** 027 577 6335
steve.davis@harcourts.co.nz | miriam.davis@harcourts.co.nz
www.teamdavis.co.nz | harcourtswhangarei.co.nz
Optimize Realty Ltd MREINZ | Licensed Agent REAA 2008

Your Salespeople
Steve & Miriam Davis

Steve & Miriam Davis are “hardworking”, “extremely professional”, “delightful to work with” and “achieve great results”, what our clients say.

For us Real Estate is all about the people, working and helping our clients to achieve major changes and or goals in their lives. We all come to the point where we need to sell a property for a variety of life-changing reasons. We love helping people to make that change, as smoothly and as successfully as possible, no matter what the challenges.

We work together as ‘Team Davis’ and sell homes with the promise to be ‘committed to working for our clients’. Our goal is to get the best result for you, as the seller. We use strategic marketing campaigns, active selling, clear communication and strong negotiation. With strict industry laws and rules, we do this while protecting all your interests through compliance.

We deliver great results as we aim to work for our clients to secure the best result as we are committed to working for clients. We also give back to our community, which is why we sponsor schools in our local area and find opportunities to get involved in community activities.

You can only sell your property once, so it's important to do it well. The key to this is Good Marketing. Marketing is a bit like fishing; you need to cast your net well to find the best buyers who will pay the highest price for your property. When we have found the best buyers, we then focus on negotiating the best result. We are results-driven, with testimonials that testify to our success.

So, if you are looking for an experienced real estate sales team, with a commitment to work for you, providing you with a smooth journey through the process while securing the best result, then, please get in touch with us today.

Just a little more about Steve and Miriam:

Steve has acquired excellent skills in sales and marketing and negotiating major multi-million-dollar contracts in a long career in the printing, publishing and packaging industries. Becoming a National Sales Manager in his 20s, and then General Manager in his 30s. He held senior management positions in a variety of National and International companies with extensive overseas business experience.

Miriam’s past experience as a private teacher, facilitator, property manager and sales consultant has given her a clear business head, an eye for detail, oodles of patience, empathetic communication, and organisational skills.

In our spare time, we love spending time with our family and enjoy fishing and outdoor activities or just relaxing at our beach home.

TEAM DAVIS
COMMITTED TO WORKING FOR YOU

Steve Davis
Licensed Real Estate Salesperson

M 021 820 015
steve.davis@harcourts.co.nz

Miriam Davis
Licensed Real Estate Salesperson

M 027 577 6335
miriam.davis@harcourts.co.nz

Harcourts
Whangarei

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RE WHANGAREI COUNCIL FILES

Please find attached the files for 128 Beach road. Unfortunately due to the age of the original dwelling and outbuilding there are no records held by council.

Tammy Komene

CSR – Te Iwitahi | Customer Services Department

Whangarei District Council | Te Iwitahi, 9 Rust Avenue | Private Bag 9023, Te Mai, Whangārei 0143

P 09 430 4200 | www.wdc.govt.nz

Whangarei District Council

Whangarei District Council
Private Bag 9023, Whangarei 0148, New Zealand
P +64 9 430 4200 | 0800 WDC INFO | 0800 932 463 F +64 9 438 7632
E mailroom@wdc.govt.nz www.wdc.govt.nz

Form 7

Code Compliance Certificate BC1900571

Section 95, Building Act 2004

Issued: 27 September 2023

The Building

Street address of building:	128 Beach Road Whangarei 0110
Legal description of land where building is located:	LOT 2 DP 28289 LLP: 59699
Building name:	N/A
Location of building within site/block number:	N/A
Level unit number:	N/A
Current, lawfully established use:	Ancillary
Year first constructed:	2019

The Owner

S Walker
TW Trustees 2013 Limited
128 Beach Road
Onerahi
Whangarei 0110

Phone number:	N/A
Mobile number:	021479425
Facsimile number:	N/A
Email address:	susiewalker@xtra.co.nz
Website	N/A
Street address/registered office:	128 Beach Road Whangarei 0110

First point of contact for communications with the building consent authority: Owner

Building Work

New Retaining Wall

Building Consent Number: BC1900571

Issued by: Whangarei District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that -

(a) The building work complies with the building consent.

Jessica Tyler-Whiteman
Support Assistant – Building Processing
On behalf of Whangarei District Council

27 September 2023
Date

Whangarei District Council
Private Bag 9023, Whangarei 0148, New Zealand
P +64 9 430 4200 | 0800 WDC INFO | 0800 932 463 F +64 9 438 7632
E mailroom@wdc.govt.nz www.wdc.govt.nz

FILE COPY

Form 5

Building Consent No: BC1900571

Section 51, Building Act 2004

Issued: 15 July 2019

The Building

Street address of building:	128 Beach Road Whangarei 0110
Legal description of land where building is located:	LOT 2 DP 28289 LLP: 59699
Building name:	N/A
Location of building within site/block number:	N/A
Level/unit number:	N/A

The Owner

S Walker
TW Trustees 2013 Limited
128 Beach Road
Whangarei 0110

Phone number:	N/A
Mobile number:	N/A
Facsimile number:	N/A
Email address:	susiewalker@xtra.co.nz
Website:	N/A
Street address/registered office:	128 Beach Road Whangarei 0110

First point of contact for communications with Council/building consent authority

Contact Person

RS Eng Limited
2 Seaview Road
Whangarei 0110

Phone number:	4383273
Mobile number:	N/A
Facsimile number:	N/A
Email address:	N/A
Website:	N/A

Building Work

The following building work is authorised by this consent:

New Retaining Wall

DEC

Whangarei District Council

FILE COPY

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

Section 90 Building Act 2004

Section 90 Building Act 2004 Inspections by Building Consent Authorities applies. This building consent is subject to the condition that agents authorised by the building consent authority are entitled at all times during normal working hours or while work is being done to inspect land on which building work is being or is proposed to be carried out and building work that has been or is being carried out on or off the building site and any building.

Nominated Inspections are carried out to ensure that the building work is in accordance with the building consent. Completed Inspections will be classified as pass, or pass subject to remedial work or failed status.

See attached schedule of site requirements for inspections and documentation required.

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

A notice issued under section 37 setting out the requirements for Resource Consent to be obtained for the building work prior to any works commencing.

Other Approvals Required

The following other approvals/authorisations are required:

Section 37 Certificate

Additional Information

1. The applicant must control dust nuisance created by any site or building works.
2. Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.
3. Lapsing of building consent. For the purposes of S52(b) of the Building Act 2004, the period after which this consent will lapse if the building work to which it relates does not commence will be 12 months from the date of issue.
4. Building advice that a maintenance schedule is recommended for the ongoing performance of the building elements to ensure they meet their serviceable life please consult with your designer to develop a specific maintenance programme or another helpful source of information is the BRANZ web site http://www.maintainingmyhome.org.nz/maintenance-guides/maintenance-schedule.

KnLangu

Kylee Mangu
Support Assistant – Building Processing
On behalf of Whangarei District Council

15 July 2019

Date

Whangarei District Council
Private Bag 9023, Whangarei 0148, New Zealand
P +64 9 430 4200 | 0800 WDC INFO | 0800 932 463 F +64 9 438 7632
E mailroom@wdc.govt.nz www.wdc.govt.nz

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Onerahi
Whangarei 0110

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Email address:	susiewalker@xtra.co.nz
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First point of contact for communications with the building consent authority: Owner

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Building Consent Number: BC1900571

Issued by: Whangarei District Council

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(a) The building work complies with the building consent.

Jessica Tyler-Whiteman
Support Assistant – Building Processing
On behalf of Whangarei District Council

27 September 2023
Date

K043510
7-5-81

24/4

WHANGAREI CITY COUNCIL

274551

12516

WHANGAREI CITY COUNCIL

BUILDING APPLICATION FORM

Date 2nd April 1981

To: The Director of Engineering,

Sir.

Please Note that any person wishing to take a vehicle over footway other than a proper crossing constructed for such purpose, shall apply to Council for a permit to do so and shall pay the appropriate deposit.

I hereby apply for permission to EXTEND EXISTING RESIDENCE

at 128 BEACH RD OREWA (House Number and Street) for G.M & C.C CLARK (Owner)

of 128 BEACH RD OREWA (Address) according to locality plan and detail plans, elevations cross-sections and specifications of building deposited herewith in duplicate

PARTICULARS OF LAND:

Assess. No. 76/475.

Lot No. 2

D.P. 28289

Allotment No.

LENGTH OF BOUNDARIES:

Front 8.22 M + 10.02 M

Back 17.86 M.

Side 68.71 M. Area 1039 M²

Side 19.03 M + 19.91 M

PARTICULARS OF BUILDING:

Foundations

Floors Wood

Walls Wood

Roofs Iron

Area of Ground Floor Additional. 16.13 M². (Metres)

Area of Basement N/A. (Metres)

Area of First Floor or Mezzanine (Metres)

Area of Outbuildings (Metres)

Number of Storeys: Above kerb level One Below kerb level N/A.

Average distance of set back of front of buildings from street boundary line 5'-0 M.

ESTIMATED VALUE:

Building $ 10,000 00

Sanitary Plumbing Drainage $ N.I.L.

Total $ 10,000 00

Proposed purpose for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose) PRIVATE RESIDENCE (BEDROOM LOUNGE)

Proposed use or occupancy of other parts of buildings

Nature of ground on which building is to be placed and on the subjacent strata AREA OFF HIGH SUSCEPTIBILITY TO FAILURE OF ALLUVIAL SOILS

PLEASE PRINT

Builder's Postal Address. 71-303

128 BEACH RD OREWA.

Builder's Phone 60-021

Yours faithfully,

(Please print) G.M & C.C CLARK Owner

G.M & C.C. CLARK Builder

Signature

CALDER & MACDONALD 12.80.

27455 12516

WHANGAREI CITY CORPORATION

APPLICATION FOR: "1" DRAINAGE CONNECTION

№ 1447

Date 14 / 7 /1982

Address and Legal Description of Property which is the subject of this Application

Please print clearly and firmly

Address 128 Beach Road

Lot No. 2 D. P. No. 28289

Assess No. 76/475

Legal Owner Mr + Mrs Clark

Inspector's Signature M Bailey

Name of Applicant Mr G M Clark

Receipt No. 832957

Applicant's Postal Address 128 Beach Road

Date 14-7-82

Cashier's Signature

Applicant's Signature

DRAINAGE CONNECTIONS

In consideration of the Council undertaking to construct and provide a sewer/~~stormwater~~ connection to the above said land, I agree to pay for such service the charge set out hereunder, and such charge to be paid prior to the Council commencing work.

STORMWATER SEWER No. — Size — Type — Depth — Charge —

SANITARY SEWER No. 1 Size 100mm Type B Depth — Charge $190-00

Tick when required: **To be advised** ..... **As soon as possible** ..... **Urgent** .....

In consideration of and on receipt of the above charge, the Whangarei City Council hereby undertakes to construct and provide the above drainage connection. (Note "Depth" means depth from ground level, to invert level of proposed private drain where it reaches Council connection.)

TO PERMITS ENGINEER

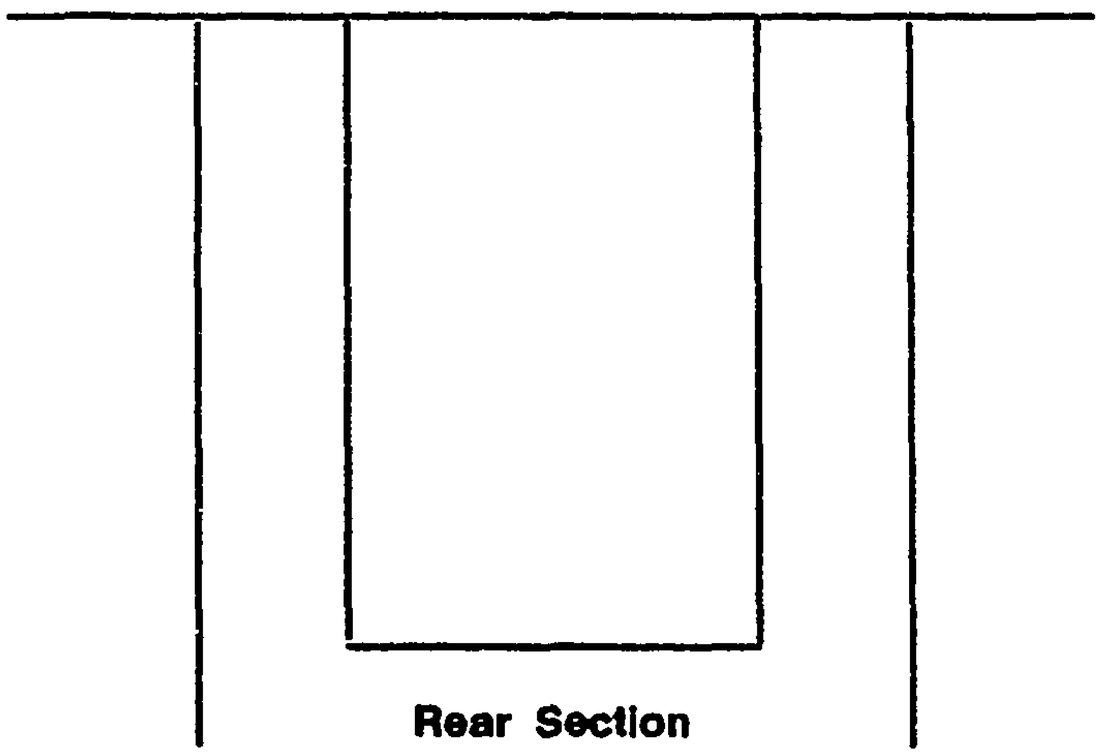
Existing Connection: Date

TESTED OK/Reject ...../...../.....

REUSED Yes/No ...../...../.....

RELAID Yes/No ...../...../.....

STREET



Rear Section

Work Completed .....

(Drainage Foreman)

TO DIRECTOR OF FINANCE **File 10/2/7**

Refund — Drainage Connection

Please pay

the Owner/Applicant named above

the sum of ..... Dollars

being refund of charges paid for connection(s)

Not required

Incorrectly charged

Already paid for by subdivider

One only required

Payment Authorised .....

(Permits Engineer)

№ 1447

Calder Print

TEAM DAVIS
COMMITTED TO WORKING FOR YOU

Steve Davis
Licensed Real Estate Salesperson

M 021 820 015
steve.davis@harcourts.co.nz

Miriam Davis
Licensed Real Estate Salesperson

M 027 577 6335
miriam.davis@harcourts.co.nz

Harcourts
Whangarei

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