

Kensington
1065 Pipiwai Road

Proudly marketed by Steve & Miriam Davis

Harcourts
Whangarei



Perfect 'Lifestyle Block'

FOR SALE PRICE BY NEGOTIATION

LAND AREA 11.9995ha (more or less)

Here lies an opportunity for you to secure your perfect lifestyle property. Situated in the popular Whangarei District of Ruatangata West, this beautiful, north-east facing picturesque setting, with a fantastic building site, this could hold the home of your dreams, offering 11.9995ha (more or less).

Extremely well-presented, with all the hard work done, there are nine

paddocks on a gentle sloping contour and a great building site with a beautiful rural outlook. The expansive site boasts enough space for a plethora of pets, and the children to enjoy lots of space to play, while the restful ambiance means you'll soon forget the rigours of everyday life.

With only ten minutes drive to the Kamo village and schools for all your every

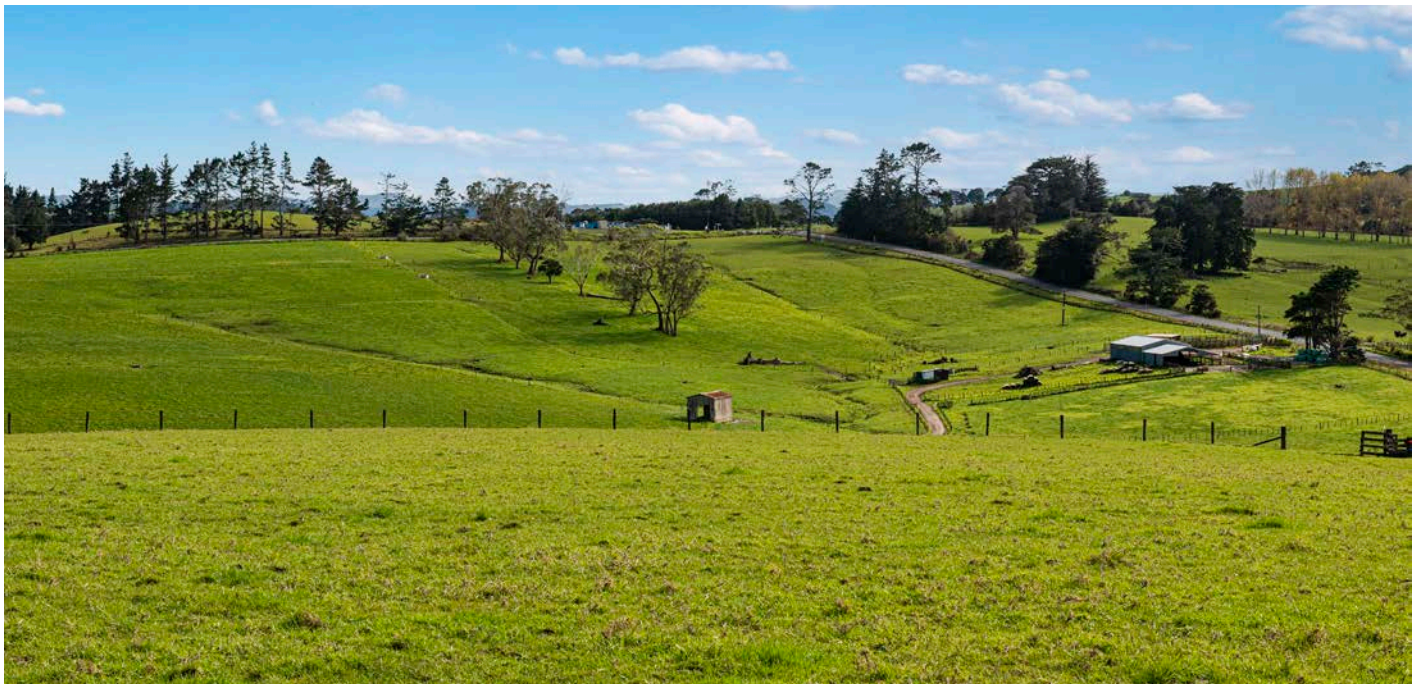
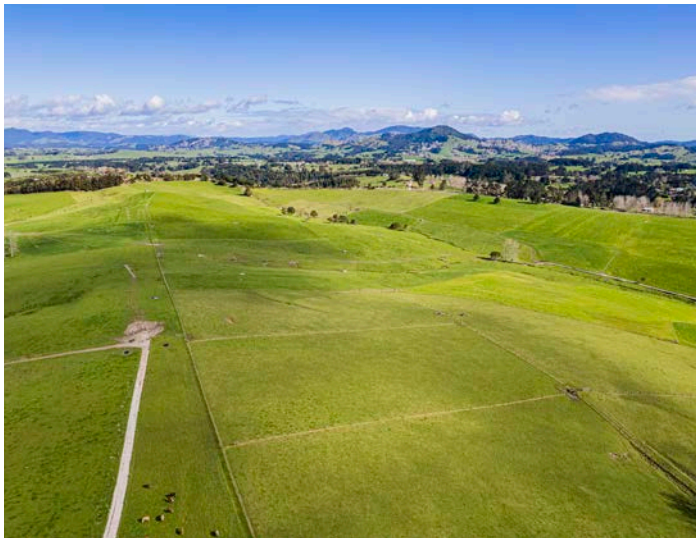
day needs, the location really does cater to the ultimate lifestyle. This is a blank canvas ready for your creativity.

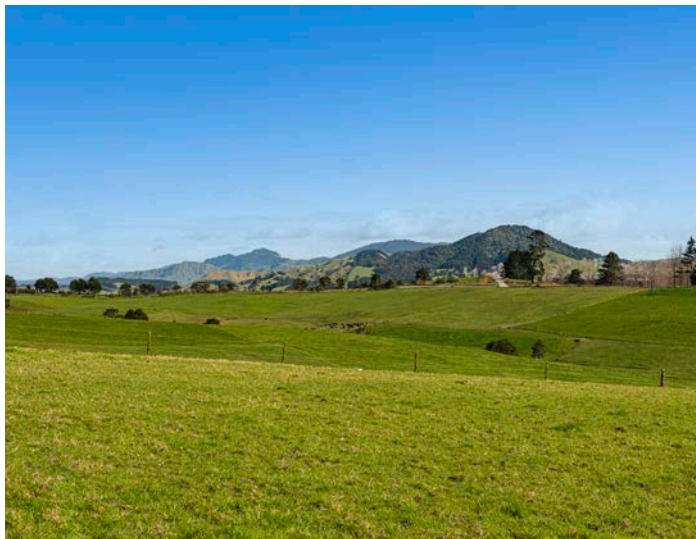
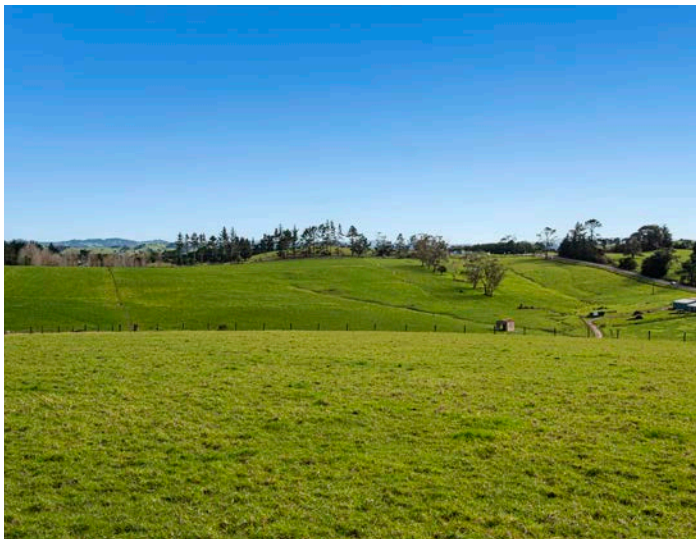
If this opportunity is of interest to you then call Steve or Miriam now on 021 820 015 for an appointment to view.

Offers in the \$600ks + GST if any will be considered

Property Information

Property Type	Lifestyle Vacant	
Land area	Land Area Ha 11.9995	
Tenure	Freehold	
Views	Rural, Private	
Aspect	North, East	
Lifestyle block details	GST Registered	GST Registered
	Nearest Town/School	Matarau School
	Water features (eg pond)	x2 Dams
	Contour	Flat to Rolling
	Paddocks	9
Land contour	Flat to sloping	
Locality	Close to schools, Close to shops	





Rates

Legal Description:	LOT 5 DP 189837			
Assessment Number:	0032027505			
Property ID:	103034			
Address:	Pipiwai Road Whangarei 0176			
View Maps:	WDC Maps Google Maps			
Land Area (hectares):	11.9995			
Capital Value:	2024-2025	\$540,000	2025/2026	\$600,000
Land Value:	2024/2025	\$490,000	2025/2026	\$550,000
Record of Title:	119C/482			
Floor Area (square metres):	0			
Site Area (square metres):	0			
Improvements:	FG OI			
Land Use Code:	Vacant Lifestyle			
Number of Units:	1			
Property Category:	LV			

☐ WDC			
General Residential - Lifestyle	Land Value	540,000	\$2,160.85
Total	Land Value	540,000	\$2,160.85
☐ NRC			
NRC - Regional Economic Development	Land Value	540000	\$0
NRC - Regional Land and Fresh Water Management	Land Value	540000	\$639.85
Total	Land Value	540000	\$639.85
Total	Land Value	540000	\$2,800.41



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



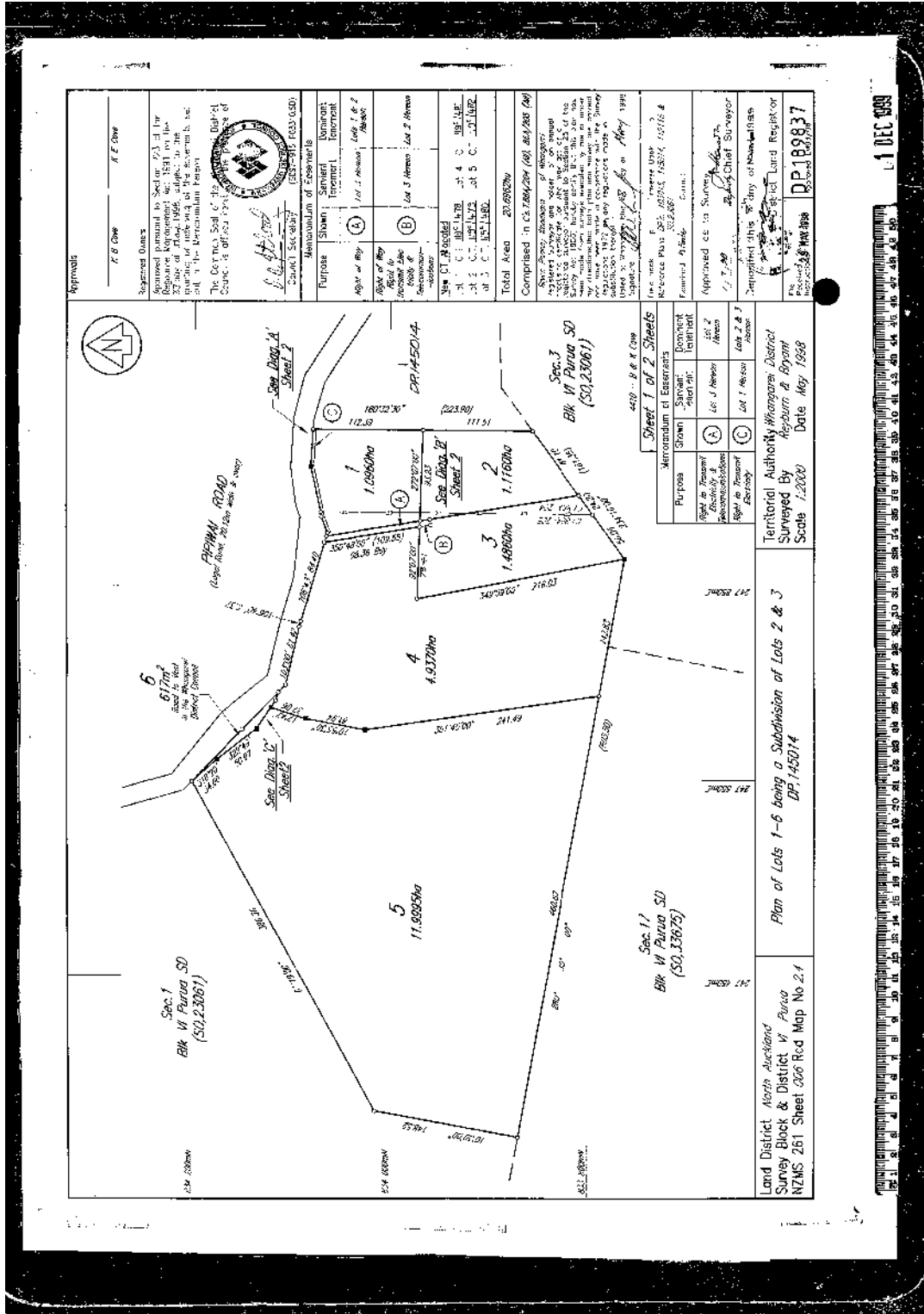

R. W. Muir
Registrar-General
of Land

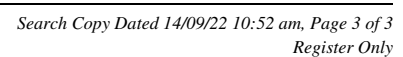
Identifier **NA119C/482**
Land Registration District **North Auckland**
Date Issued 08 November 1999

Prior References
NA86A/205

Estate Fee Simple
Area 11.9995 hectares more or less
Legal Description Lot 5 Deposited Plan 189837
Registered Owners
Brendon Charles McDonald and Elsha Laurelle McDonald

Interests
Appurtenant hereto are water rights created by Transfer 148238.6
D449610.5 Encumbrance to Northpower Limited - 8.11.1999 at 3.03 pm







Team

DAVIS

STEVE 021 820 015 | **MIRIAM** 027 577 6335 | ~~0800 832 632~~
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www.teamdavis.co.nz | harcourtswhangarei.co.nz

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Your Salespeople

Steve & Miriam Davis

Steve and Miriam have spent much of their life in Northland and together with their passion for property, have teamed up to help others to both sell their beloved property, and to buy the property of their dreams.

Miriam's experience as a private teacher, facilitator, and property manager, has given her a good business knowledge, an eye for detail, lots of patience, empathetic communication, with good listening and organizational skills. She believes these skills along with her passion for property help make the experience of both selling and buying property a comfortable experience for their clients.

Steve has over 35 years' business experience in Senior Management positions to General Manager. Steve brings all of his business experience, sales, marketing and negotiation, to help you achieve the best possible outcomes in both selling and buying your property.

Together, 'Team Davis' are 'committed to working for you' to providing you with exceptional personal service, a high level of professionalism, local knowledge, honesty and integrity, while extending the Harcourts values, of fulfilling people's needs, dreams and aspirations, which is their foundation for your success.

"Our commitment to you is to make your journey simple, easy and smooth, while providing a high level of professionalism and friendly service. Listening to you, and understanding your needs, is key to a successful relationship – that way we can create a successful campaign to achieve the best possible result for you in the current market."

Please check out our clients recommendations and testimonials here: www.teamdavis.co.nz



Steve Davis

Licensed Real Estate Salesperson

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Miriam Davis

Licensed Real Estate Salesperson

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Harcourts
Whangarei