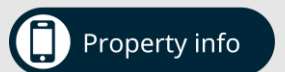




Property report

2 Raumanga Heights Drive, Raumanga
bayleys.co.nz/1053093

Proudly marketed by Paul Sumich and Sally Jordan





Welcome

Welcome to 2 Raumanga Heights Drive, Raumanga

On behalf of our vendors and Bayleys Whangarei we would like to welcome you to this stunning property.

The LIM report, and Title interests are available on request.

If you are interested in the property, please let us know, so that we can keep you informed.

I look forward to showing you around this property.

Kind regards,

Paul Sumich 021 606 640
paul.sumich@bayleys.co.nz
MACKYS REAL ESTATE LIMITED, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

Sally Jordan 027 241 5846
sally.jordan@bayleys.co.nz
MACKYS REAL ESTATE LIMITED, BAYLEYS,
LICENSED UNDER THE REA ACT 2008



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Introduction

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Make your start here.

This much-loved classic residence from the 1960's is situated in a quiet family friendly locale ready for enjoyment. Bathed in natural sunlight this 3 bedroom home provides separate living/dining areas with a bonus of extra space underneath.

The 80sqm home will benefit from the new owners' vision to update key areas, and the large 964sqm section gives you plenty of options to make your own mark on this established property.

The Raumanga scenic reserve and waterfall is just down the road, plus you are within walking distance to Northtec, shops, close to all major arterial roads and less than a 3km drive to the CBD.

Welcome home.

Property at a glance

Legal description	Lot 1, DP 51596, CT NA4B/1101
Website	bayleys.co.nz/1053093
Rates	\$2427.72 incl. GST per annum 2022/2023
Capital valuation	Land \$210,000 Improvements \$340,000 Capital Value \$550,000 January 2023
Floor area	80sqm (more or less)
Land area	964sqm (more or less)
Bedrooms	Three
Bathrooms	One
Toilets	One
Living areas	One
Levels	Single
Garaging	Single garage
Parking	Two off street
Date built	1960's
Framing	Timber
Flooring	Timber
Insulation	Ceiling, floors
Roof	Longrun
Exterior cladding	Weatherboard
Joinery	Timber
Heating	No heating

Property at a glance

Deck	Timber
Water heating	Electric
Water source	Mains
Driveway	Concrete
Fire safety	Smoke alarms (x2)
Internet	Fibre
Zoning	Residential 9A
Schools nearby	Manaia View School, Hora Hora School
Additional information	Walking distance to Raumanga Scenic Reserve, and NorthTec
Chattels	Blinds, Curtains, Drapes, Fixed Floor Coverings, Light Fittings, Stove - Electric, Hob - Electrical, Washing Machine Taps

Disclosures

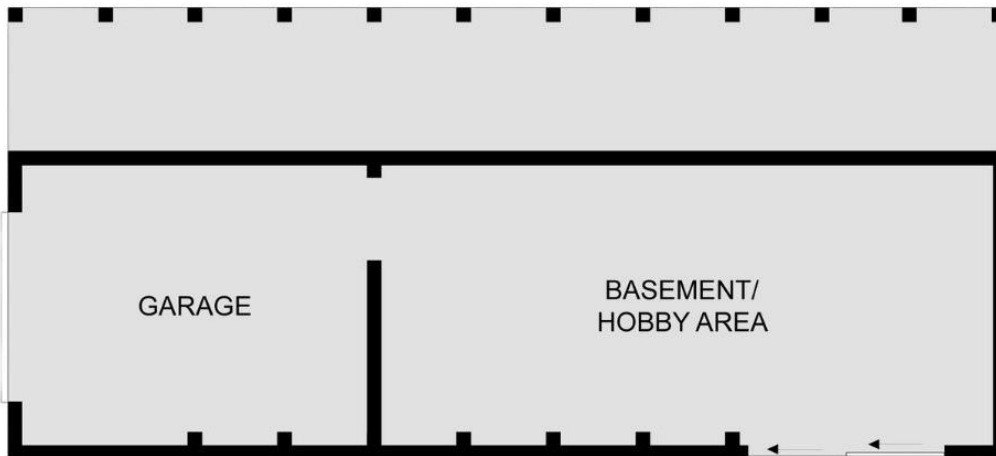
1. No heat source currently in the house
2. No ventilation in kitchen or bathroom
3. High to Medium Land Stability
4. Flood zone across neighbouring property

Floor plan

Upper Level



Basement



PAUL SUMICH +



ALTOGETHER BETTER

* This floorplan is provided for marketing purposes as a guide only to show the general layout of the property



ALTOGETHER BETTER

Residential / Commercial / Rural / Property Services



Method of sale

For Sale Price by Negotiation

Sale and purchase agreement Available on request

LIM report Available on request

Proudly marketed by

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paul.sumich@bayleys.co.nz

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Price by Negotiation



A seller may choose to list their property for sale by negotiation when it's difficult to estimate the market price of their property. In this sale method, there is no end date for offers, and potential buyers make offers based on what they think the property is worth in the current market.

A sale by negotiation is likely to be advertised as 'by negotiation', and the asking price or negotiation range should reflect an amount the seller would seriously consider accepting.

Preparing to make an offer

Before you make an offer, learn as much as you can about the property and ask your lawyer or conveyancer to help you understand any reports about the property you get. Make sure your finances are in order before you make an offer or make finance approval a condition of your offer. Your lender may want to know specific details about the property before you make an offer, even if you have pre-approved lending. You will need to pay a deposit when the agreement is signed or soon after. The deposit is usually around 10% of the purchase price, but this can be negotiated.

Making an offer

Talk to your lawyer or the agent selling the property. Your lawyer or the agent can prepare a sale and purchase agreement for you to sign; if the agent prepares the sale and purchase agreement, you should get your lawyer to review it before you sign it.

You can choose to make an unconditional or a conditional offer on the property:

- An unconditional offer means you do not require any conditions to be met before buying the property. This is sometimes known as a cash offer.
- A conditional offer means you have conditions that you want met before you agree to buy the property.

If you make a conditional offer, the real estate agent may negotiate on behalf of the seller or facilitate a negotiation between you and the seller. Conditions could include making your offer subject to a favourable building inspection or a valuation, confirming your financial arrangements, or selling your own property. The seller can also attach conditions to the sale, for example, changing the settlement date, or specifying the details of the chattels that come with the house.

What happens once you've made an offer

Once you have decided what kind of offer to make and you're happy with the sale and purchase agreement, you should notify the agent who will present it to the seller. The seller will consider your offer and decide what to do:

- Accept your offer and sign the sale and purchase agreement.
- Reject your offer. In this case, you may decide you want to put in another offer. The seller doesn't have to tell you why your first offer wasn't accepted.
- Negotiate your offer. The seller may decide to make changes to the sale and purchase agreement, which the agent will point out to you. You will need to review the agreement and only sign it if you are happy with them. You may go back and forth with the seller a few times before you agree on terms you are both happy with. Negotiating with the seller doesn't mean your offer is guaranteed to be accepted – the seller may choose to negotiate with other buyers if you don't agree on the terms of the agreement.

You can withdraw your offer before the agreement has been signed by both you and the seller.

Price by Negotiation



When might it become a multi-offer situation?

When your offer is presented to the seller, the agent will usually ask any other interested parties if they want to put in an offer too. If there is more than one offer in writing, it becomes a multi-offer situation. Be aware that, if your first offer was rejected and you decide to make another offer, you could end up in a multi-offer situation if another buyer makes a written offer in the meantime. The agent can still hold open homes and continue to market the property while you are in negotiations with the seller.

Completing the sale process

When negotiations are completed, and your offer is accepted by the seller, they will sign the sale and purchase agreement. You are likely to be required to pay the purchase deposit at this stage or when the agreement becomes unconditional, depending on what you and the seller have agreed.

Working through conditions

If you have added conditions to the offer, for example, arranging finance or getting the property checked by an expert, you will have to complete these actions before the date agreed to in the sale and purchase agreement. It's a good idea to get things moving quickly because the seller may be entitled to cancel the agreement, or it may be considered that you haven't satisfied the conditions if you don't meet them by the due date. If you need to have finance approved, your bank or lender will ask for a copy of the sale and purchase agreement. They may also require a valuation, which you will need to organise and pay for.

When all the conditions have been met, the sale becomes unconditional. If you need more time to complete any conditions, you must speak to your lawyer or conveyancer who will negotiate with the seller through their agent, lawyer or conveyancer. Any changes will need to be added to the sale and purchase agreement and signed off by you and the seller.

What if something goes wrong after my offer is accepted?

If there is a problem meeting the conditions of the sale, such as your finance arrangements falling through or you are unhappy with the results of a property inspection report, and you want to withdraw from the sale, you must let your lawyer or conveyancer know as soon as possible. They will contact the seller's agent, lawyer or conveyancer. Remember, this can only occur if you have stipulated these conditions in the sale and purchase agreement.

If all the conditions have been met and the agreement is unconditional but you fail to complete the sale, you may lose your deposit, be taken to court or be penalised by the seller. You can consider adding a condition to the sale and purchase agreement that you will pay the deposit when the sale is unconditional.

You must pay the remaining amount agreed for the property on the settlement date. You usually pay the remaining amount through your lawyer or conveyancer, and on settlement day, you will get the keys to the property.

What to do if you have a problem

At Bayleys in the North, we are committed to providing you with excellent customer service. If you have a complaint, we will do everything possible to resolve the matter in a professional and prompt manner. Our complaints procedure is available on request, and at www.bayleys.co.nz/information/complaints



Whangārei Central

There's no better time of year to live in Whangārei than the early days of summer. As Parihaka glows in the evening light, residents are walking and talking around The Loop, making afternoon missions to the nearest beach, or simply enjoying life from their patch of paradise. Whangārei is not a city to sit still – and that includes the property market. Much has been said about the current wave that the region is riding.

Recent Bayleys residential listings saw 34% of trademe.co.nz views coming from outside of Northland, highlighting that for buyers looking to make a move between regions, Whangārei remains a popular choice. And why not? With the Hundertwasser Art Centre now open, the revitalisation of the Town Basin well underway and the timeless beauty of the coastline, there's never been a better time to live, play and work in Whangārei.

The local market

The central Whangārei suburbs have been at the heart of the regions growth, with location, location, location remaining appealing for buyers. The median sales price of seven suburbs is \$652,500, up 4.6% from the same period in 2021.

Woodhill has a median sales price of \$717,000, with Parahaki next with a median sales price of \$695,000. Entry level buyers will find Regent the most affordable, with a median sales price of \$531,250.

*Source: REINZ July – September 2021/2022, Regent, Kensington, Morningside, Woodhill, Parahaki, Riverside, Avenues.



What Whangarei Central offers

Shop

The CBD boasts a range of local boutiques, chain stores and eateries, with most big box retailers claiming their space at the Okara Shopping Centre. The Town Basin has an increasing number of boutiques, including jewellers, art galleries and curated homewares.

Eat

The best dining options can be found at the Town Basin. Whether you're craving fragrant Asian-inspired dishes (Number 8), classic café meals (Mokaba, Serendipity, Riverside), stylish local cuisine (Aqua) or a sophisticated waterside menu (The Quay), you're sure to be satisfied. Don't forget to stop at the Fudge Farm for a sweet treat.

Explore

Walk the 4.5km Loop track around the town basin for scenic exercise with a cultural side of history and art. It's a favourite with locals come rain, hail or beautiful sunshine. If you're on good terms with stairs, take a hike up Parihaka – access is via Mair Park.

Learn

Whangarei Intermediate (years 7 and 8) is located in the central CBD, with Whangarei Primary (years 1 – 6) just up the hill on Bank Street. Whangarei Boys High School and Whangarei Girls High School (years 9 – 13) are both located in the Regent.

Must know:

- The Whangarei Urban Shared Pathways run throughout the wider city, but cyclists in town can cruise from the CBD to Kamo via the railway-side path.
- The Whangārei Central Library/Wānanga Whakatupu Mātauranga offers a range of services and is a great source of local information.
- The Whangarei Growers Market is held every Saturday morning at the Water Street carpark. It's a fantastic way to pick up fresh seasonal produce, and enjoy the fun atmosphere at the same time. The Artisan Market runs less regularly (see www.themarketladies.nz for dates) but is a selection of the best local artists, creators and makers.

Your sales team



Paul Sumich

021 606 460 | paul.sumich@bayleys.co.nz | paulsumich.co.nz

MACKYS REAL ESTATE LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

Paul recognises the importance of hard work and tailored property campaigns – which makes him a perfect fit for people that want to maximise the sales result of their home. Aside from spending time with his family, Paul loves to ride, run on many of the great off-road tracks here, and visit Northland's awesome beaches. He also loves going out for coffee with his wife, reading, and supporting his kids at weekend school sports. He has spent over 25 years owning and operating his own service-based businesses, ranging from a cafe/bike shop, to dog boarding kennels. His sporting achievements include representing New Zealand internationally several times, 7 regional championship titles, 3 national championship titles, and a world masters games gold medal - across running, cycling, mountain biking, and triathlon.



Sally Jordan

027 241 5846 | sally.jordan@bayleys.co.nz

MACKYS REAL ESTATE LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

Sally brings a 20-year plus successful background in sales and marketing to her real estate career. This allows her to deliver exceptional results combined with a customer experience that is second to none. Before real estate Sally honed her skills managing contracts in the Fast-Moving Consumer Goods market. She knows the importance of being able to work under pressure in rapidly changing environments and her thorough and detail orientated nature saw her successfully negotiate numerous business contracts during her career. Sally has also worked in advertising meaning she knows exactly how to identify the right target market and the best methodology for success when promoting properties. A teaching degree has given her the skills to communicate effectively with anyone, instinctively knowing how to put things in a way that each person will understand and best respond to. This allows her to quickly establish rapport and generate huge amounts of trust with everyone she meets. Sally has also run her own business, which has taught her a plethora of valuable skills including time management, efficiency and organisational abilities.

Rachael Dennis – Mid North Residential Sales Leader

021 916 723 | rachael.dennis@bayleys.co.nz

MACKYS REAL ESTATE LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

Rachael Dennis brings her passion for helping people and businesses achieve their goals, to the Bayleys in the North team. As the Residential Sales Leader for the Mid-North, Rachael and her team cover the residential property market across the wider Whangarei region, Bream Bay and Dargaville. With extensive corporate experience in management and leadership roles in London, Auckland and Northland, leading and developing teams as well as running her own business.





Appendices

Photo gallery

Certificate of title

Photo gallery

Photo gallery



Photo gallery



Certificate of title



**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

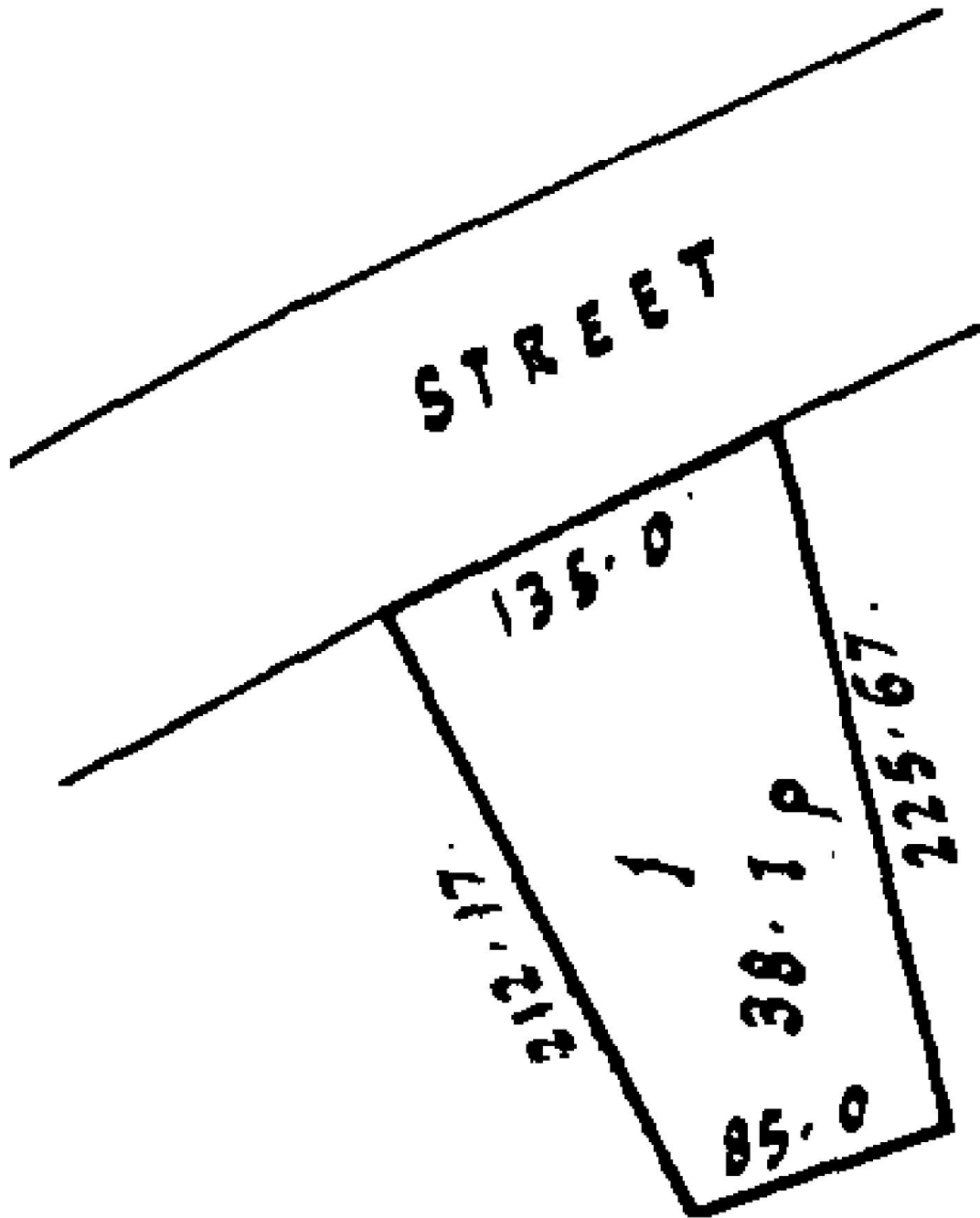
Identifier **NA4B/1101**
Land Registration District **North Auckland**
Date Issued 03 September 1964

Prior References
NA1D/382

Estate Fee Simple
Area 964 square metres more or less
Legal Description Lot 1 Deposited Plan 51596

Registered Owners
Pamela Joy McKenzie

Interests
9511939.3 Mortgage to ASB Bank Limited - 13.9.2013 at 12:30 pm





Offices

Bayleys Orewa

14 Florence Avenue
Orewa
09 426 5911
orewa@bayleys.co.nz

Bayleys Millwater

177 Millwater Parkway
Millwater
09 426 5911
millwater@bayleys.co.nz

Bayleys Warkworth

41 Queen Street
Warkworth
09 425 7640
warkworth@bayleys.co.nz

Bayleys Omaha

1 Matariki Street
Omaha
09 422 7441
omaha@bayleys.co.nz

Bayleys Matakana

38 Matakana Valley Road
Matakana
09 425 7640
warkworth@bayleys.co.nz

Bayleys Mangawhai

198 Molesworth Drive
Mangawhai
09 431 5415
mangawhai@bayleys.co.nz

Bayleys Bream Bay

7/30 Rauiri Drive
Marsden Cove
09 470 0960
northland@bayleys.co.nz

Bayleys Dargaville

112 Victoria Street
Dargaville 0310
09 439 4297
northland@bayleys.co.nz

Bayleys Whangarei

84 Walton Street
Whangarei 0140
0800 80 20 40
whangarei@bayleys.co.nz

Bayleys Bay of Islands

62 Kerikeri Road
Kerikeri
09 407 9221
bayofislands@bayleys.co.nz

