



**Property
Info Pack**

Property Info Pack

26A Burwood Road, Burwood

OFFICE ROAD
REAL ESTATE



140m²



3



1



1



1

PROPERTY DETAILS

ADDRESS:

26A Burwood Road, Burwood

LEGAL DESCRIPTION:

Lot 4 DP 51893

PROPERTY TITLE TYPE:

Crosslease

PROPERTY AGE

1990-1999

PRICING:

Refer to Trademe for the latest price.

OPEN HOMES:

Refer to Trademe for open home times & dates

PRIVATE VIEWINGS:

Please contact Morgan - 0274131640

LISTING:

<https://tinyurl.com/26t8r2vl>

3D VIRTUAL TOUR:

<https://tinyurl.com/2a8fjayt>

FULL DOCUMENTATION DOWNLOAD:

<https://www.morganperry.co.nz/propertydocuments>

PROPERTY DESCRIPTION

A HOME THAT BLENDS COMFORT, STYLE, AND OPPORTUNITY

Download Property Files: <https://www.morganperry.co.nz/propertydocuments>

Step into the perfect blend of functionality and comfort with this well-maintained 1990s gem in the heart of Burwood. Tailored for first-home buyers & families, or those seeking a fresh start in Christchurch, this 140m² home radiates opportunity.

Inside, the thoughtfully designed open-plan kitchen flows effortlessly into a versatile dining area with a heat pump, which then flows into the main lounge. Three generously sized bedrooms and a modern, family-friendly bathroom ensure there's room for everyone.

This home boasts recent updates, including a fresh coat of paint and new carpet, giving it a crisp, modern feel. An expansive deck offers the perfect space for relaxation and entertaining, while the fully fenced section ensures privacy and security for families and pets. Complemented by an HRV system, it provides a healthier living environment all year round.

Set on an easy-care section, the property features a single automatic garage, plenty of off-street parking, and on-street availability, making day-to-day life a breeze. Positioned close to shops, parks, schools, the beach, and excellent public transport links, it's perfectly situated for convenience and lifestyle.

View the 3d tour, attend one of the open homes or contact me for a private viewing today!

Please be aware that this information may have been sourced from RPNZ/ Property Guru/ Land Information New Zealand/ Local Council and we have not been able to verify the accuracy of the same. Refer to our Passing Over of Information Statement located in the footer menu of www.officeroad.co.nz.

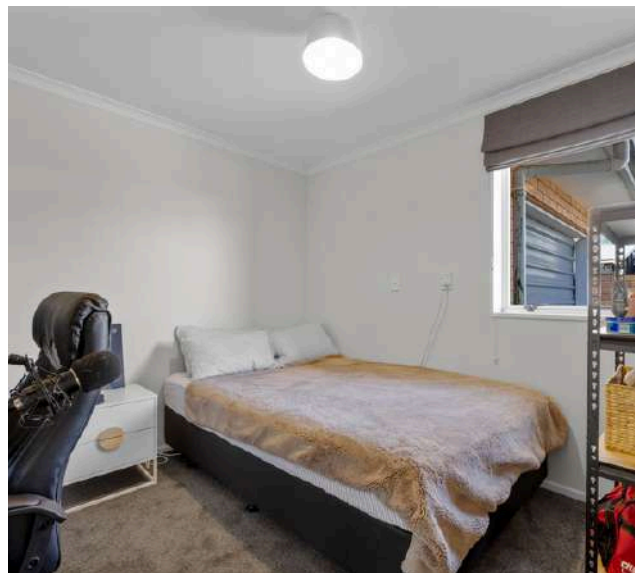
PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



Certificate
Of Title



Certificate

Of Title

OFFICE ROAD
REAL ESTATE



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE**

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



R.W. Muir
Registrar-General
of Land

Identifier **CB40A/1280**

Land Registration District **Canterbury**

Date Issued 08 August 1995

Prior References

CB31B/1069

Estate Fee Simple - 1/2 share
Area 1587 square metres more or less
Legal Description Lot 4 Deposited Plan 51893
Registered Owners
Anthony Bruce Dalmau and Evette Margaret Dalmau

Estate	Leasehold	Instrument	L A187815.7
		Term	999 years commencing on 2.5.1995
Legal Description	Flat 2 Deposited Plan 68908		
Registered Owners	Anthony Bruce Dalmau and Evette Margaret Dalmau		

Interests

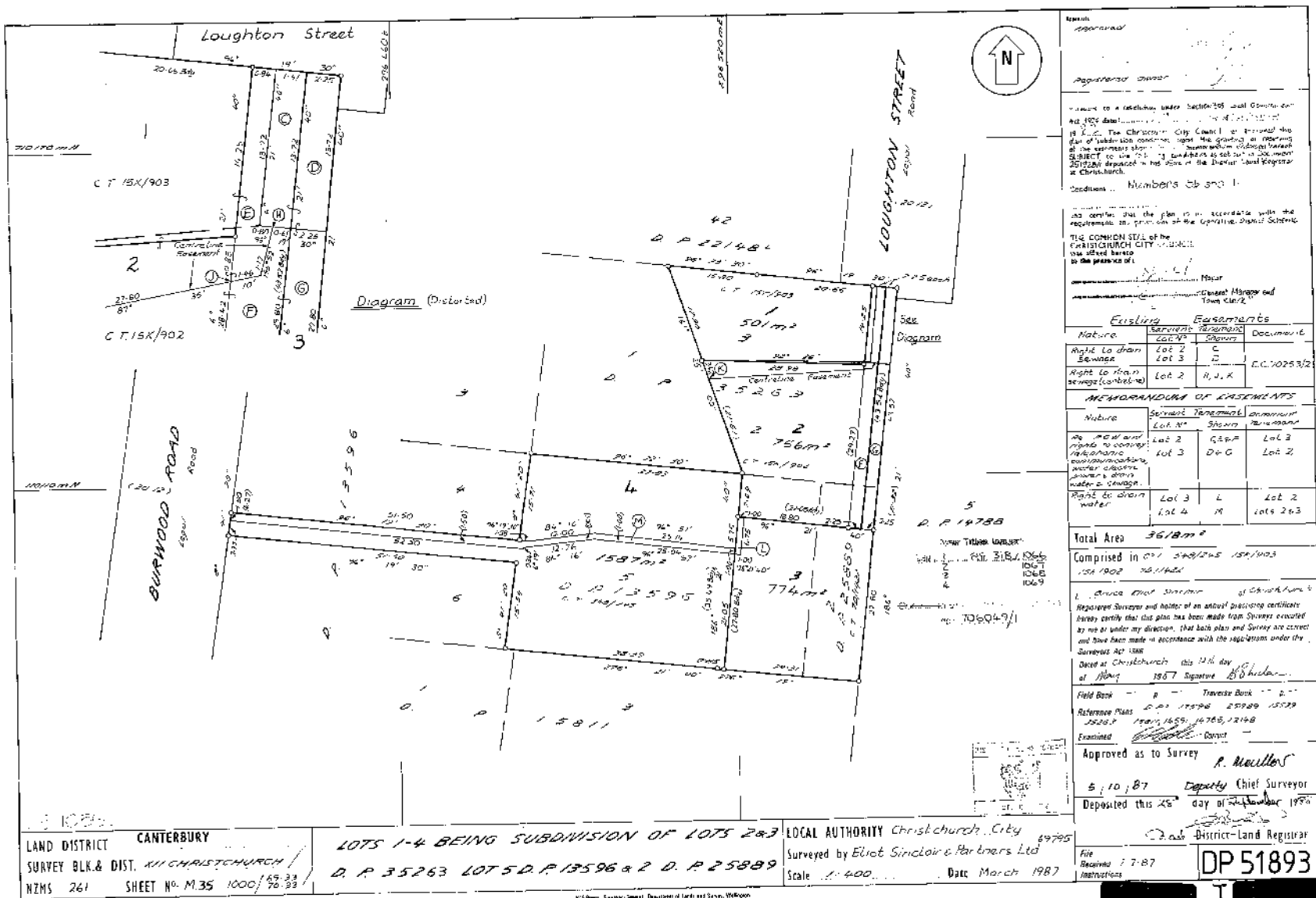
A187815.5 Lease of Flat 1 and Garage and Sleepout with Flat 1 DP 68908 Term 999 years commencing on 2.5.1995
Composite CT CB40A/1269 issued

A187815.7 Lease of Flat 2 DP 68908 Term 999 years commencing on 2.5.1995 Composite CT CB40A/1280 issued

A187815.3 Transfer creating the following easements - 8.8.1995 at 3.52 pm (affects fee simple)

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Drain water	Lot 4 Deposited Plan 51893 - herein	part herein	Lot 1 Deposited Plan 59287	
Drain water	Lot 4 Deposited Plan 51893 - herein	part herein	Lot 2 Deposited Plan 59287	

11165294.3 Mortgage to ANZ Bank New Zealand Limited - 13.7.2018 at 2:38 pm



		Approvals Registered Proprietor Completion/Compliance/Conditions Certificate No. <u>A1278154</u> Separate Approvals/Consents No. <u>1</u> New Titles Issued Lot <u>7621</u> CT40A/1269 Lot <u>7622</u> CT40A/1280 Pursuant to section 223 Resource Management Act 1991 The Christchurch City Council has approved this plan of subdivision and certifies that this plan is in accordance with the requirements and provisions of the Operative District Scheme. IN WITNESS WHEREOF THE COMMON SEAL OF THE CHRISTCHURCH CITY COUNCIL was affixed hereon in the presence of: <u>John M. [Signature]</u> Mayor <u>John M. [Signature]</u> Administration Officer
		Areas Restricted As To User Area A with Flat 1 Area B with Flat 2 Area C with Flats 1 & 2 I hereby certify that the buildings shown hereon are erected in the positions shown and are situated within the boundaries of CT 318/1069. <u>R. S. [Signature]</u> Registered Surveyor 22/11/1993
LAND DISTRICT <u>Canterbury</u> SURVEY BLK. & DIST. <u>XII. Christchurch</u> NZMS 261 SHT <u>M35 - 1000/69-33, 70-33</u>		Total Area <u>1587.02</u> Comprised in <u>C.T. 318/1069</u> I, <u>Roy Edmund Searcote</u> , of <u>Christchurch</u> , Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980 hereby certify that this plan has been made from surveys conducted by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1992 or any regulations made in substitution thereof. Dated at <u>Christchurch</u> this <u>22nd</u> day of <u>December</u> , 1993. Signature <u>[Signature]</u> Field Book <u>5/84, p. 173, 174</u> Reference Plans <u>DP 35263, 15811, 3663 & 3664</u> <u>5/893, 43157, 50, 1280</u> Examined <u>[Signature]</u> Correct <u>[Signature]</u>
Flats Erected on Lot 4 D.P. 51893 Surveyed by <u>Eliot Sinclair & Partners Ltd.</u> Scale <u>1:250</u> Date <u>December 1993</u>		Approved as to Survey <u>[Signature]</u> <u>24.1.95</u> Deputy Chief Surveyor Deposited this <u>24th</u> day of <u>January</u> 1995 <u>[Signature]</u> District Land Registrar File Received 17.3.95 Restrictions DP68908

G:\M\title\07111

N.Z. MAPS, SURVEYING, GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

APPROVED FOR: DOWNSIDE

**Rental
Appraisal**



Rental

Appraisal

OFFICE ROAD
REAL ESTATE



BIRDS NEST
property management

RENTAL ASSESSMENT

26a Burwood Road, Burwood
Christchurch



Beds	Bath	Parking
 3	 1	 1

18 February 2025

Thank you for the opportunity for Birds Nest to conduct a rental assessment for your property.

After carefully examining the key features, photographs, listing details, and relevant market data, we're excited to share our findings.

Based on our assessment, we estimate that the fair market rent for your unfurnished property would be between **\$630 - \$650** per week.

Our evaluation considers your property in relation to currently advertised listings, recently rented properties, current rental statistics, and market feedback.

Birds Nest Property Management:

Tailored Property Management Solutions

At Birds Nest Property Management, we understand that effective property management is not one-size-fits-all. Each investment property requires a unique strategy tailored to its specific needs. Our services are designed to provide comprehensive support for property owners, including efficient rent collection to ensure prompt payments, detailed financial reporting with monthly and yearly statements, and targeted marketing to attract ideal tenants.

Our proactive approach includes direct communication with tenants to foster positive relationships and effectively manage their needs. We are committed to assisting you in successfully renting your property to suitable tenants while providing ongoing day-to-day management. If you have any questions or require further information about our services, please do not hesitate to get in touch.

Jenifer Bird



JEN BIRD
DIRECTOR
p. 027 512 6302
e. jen@birdsnestpm.co.nz

REINZ
REINZ ACCREDITED RESIDENTIAL
PROPERTY MANAGER MEMBER

Please Note: This assessment is valid for 60 days from the date of this assessment. 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. 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)

Rates



Rates

Details

OFFICE ROAD
REAL ESTATE

Rates and valuation search

Start typing the street number (not the unit number) and name in the search box to view rates and valuation details.

Property Information

Rates Details

For the Rating Year 1 July 2024 to 30 June 2025

Christchurch City Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
General Rate: Standard	Capital Value	610,000	0.238933	\$1,457.49
Uniform Annual General Charg	Per Unit	1	177.000000	\$177.00
Water Connected	Capital Value	610,000	0.067753	\$413.29
Land Drainage	Capital Value	610,000	0.042399	\$258.63
Sewerage	Capital Value	610,000	0.082545	\$503.52
Waste Minimisation	Per Unit	1	184.820000	\$184.82
Active Travel Rate	Per Unit	1	20.000000	\$20.00
Heritage(Cathedral)	Per Unit	1	6.520000	\$6.52
Heritage Arts Centre	Capital Value	610,000	0.000388	\$2.37
Total for Christchurch City Council				\$3,023.64

Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	610,000	0.000382	\$2.33
WEC Class D	Capital Value	610,000	0.000683	\$4.17
General Rate	Capital Value	610,000	0.039774	\$242.62
Urban Transport:Chch	Capital Value	610,000	0.034861	\$212.65
WFPP Class A	Capital Value	610,000	0.000753	\$4.59
Rating Unit Annual Charge	Per Unit	1	45.160000	\$45.16
Air Quality	Capital Value	610,000	0.000867	\$5.29
Civil Defence UAGC	Per Unit	1	14.300000	\$14.30
GC Transport & Development	Capital Value	610,000	0.000429	\$2.62
Biodiversity	Capital Value	610,000	0.000715	\$4.36
Total for Canterbury Regional Council				\$538.09

TOTAL RATES

TOTAL RATES FOR 2024/2025 YEAR (GST inclusive) \$3,561.73



**Proof of
Insurance**

**Proof of
Insurance**

OFFICE ROAD
REAL ESTATE



Your renewal Home and Contents Insurance Policy Schedule

MR ANTHONY DALMAU
MRS EVETTE DALMAU
26A BURWOOD ROAD
BURWOOD CHRISTCHURCH 8083

Your policy number:

HOMS00227525

We'll use this to retrieve your
policy details if you contact us.

This is your Home and Contents Insurance renewal with State.

Hi Anthony and Evette,

Your current policy is due to expire at 12:00am on **13 July 2024** and we invite you to renew your policy with us.

The premium must be paid by the due date. You have chosen to pay by direct debit and we will continue to debit your nominated account as set out in this document. If you do not want your policy to renew or us to continue to debit your nominated account, you must contact us.

This document is your Policy Schedule. This document should be read together with the Policy Wording. It includes details of your premium and your insurance coverage. Please review this document including the sums insured to ensure the level of cover is appropriate for you. To view the Policy Wording please visit state.co.nz/documents. If you have any questions about your policy, please contact us and we'll be happy to help.

Your policy overview

Date issued: 8 June 2024

This is your policy for:

26a Burwood Road

Policy start

13 July 2024 12:00am

Policy end

13 July 2025 12:00am

You have chosen to pay monthly
by direct debit.

First instalment amount

\$298.47 (incl. GST)

Due date

20 July 2024

This will be automatically
debited from your nominated
account.

Please ensure this is paid on
time to remain covered. Refer
to Your payment details for all
instalments.

Financial assistance is available

We can offer help with your
insurance premium payments
if your situation has changed.
Call 0800 80 24 24 to discuss
financial support options.

What to do next

1

Review this document

Check the information outlined in
this policy is accurate and reflects
the level of cover you require.

2

Amend (if necessary)

If anything needs changing visit
state.co.nz/dashboard/login or call
us on 0800 80 24 24 to update your
policy.

3

Pay your premium

Instalments will be deducted from
your nominated account every
month.

Contact Us



state.co.nz



Payments 0800 80 24 24



Enquiries 0800 80 24 24



Make a Claim 24/7 0800 80 24 24



Your renewal Home and Contents Insurance Policy Schedule

Do you run a business from this property?	No
Home sum insured	\$590,769
Total sum insured	\$590,769
EQCover (excluding GST)	\$300,000
Interested Parties	ANZ Bank NZ Ltd

Note: The amount it would cost to rebuild your home.

Your home excess

Standard Excess: \$750

Note: An excess is the amount you may have to pay towards the cost of a claim made on your policy. More than one excess may apply.

Your home optional benefits

Optional benefits provide an extra benefit that can be added to a policy. All the optional benefits available under your policy are shown below but you only have cover for the optional benefits that are shown as having been added to the policy.

Please refer to the Policy Wording at state.co.nz/documents for the full details of how each optional benefit works and limitations that apply.

Description	Added to Policy?
Excess-free glass and bathroom fixtures	NO
Matching floor coverings	NO
Additional costs for heritage homes	NO

Note: If you wish to add this option to your policy, please contact us.

Note: If you wish to add this option to your policy, please contact us.

Note: If you wish to add this option to your policy, please contact us.

Contact Us



state.co.nz



Payments 0800 80 24 24



Enquiries 0800 80 24 24



Make a Claim 24/7 0800 80 24 24

2D
Floor Plan



2D

Floor Plan

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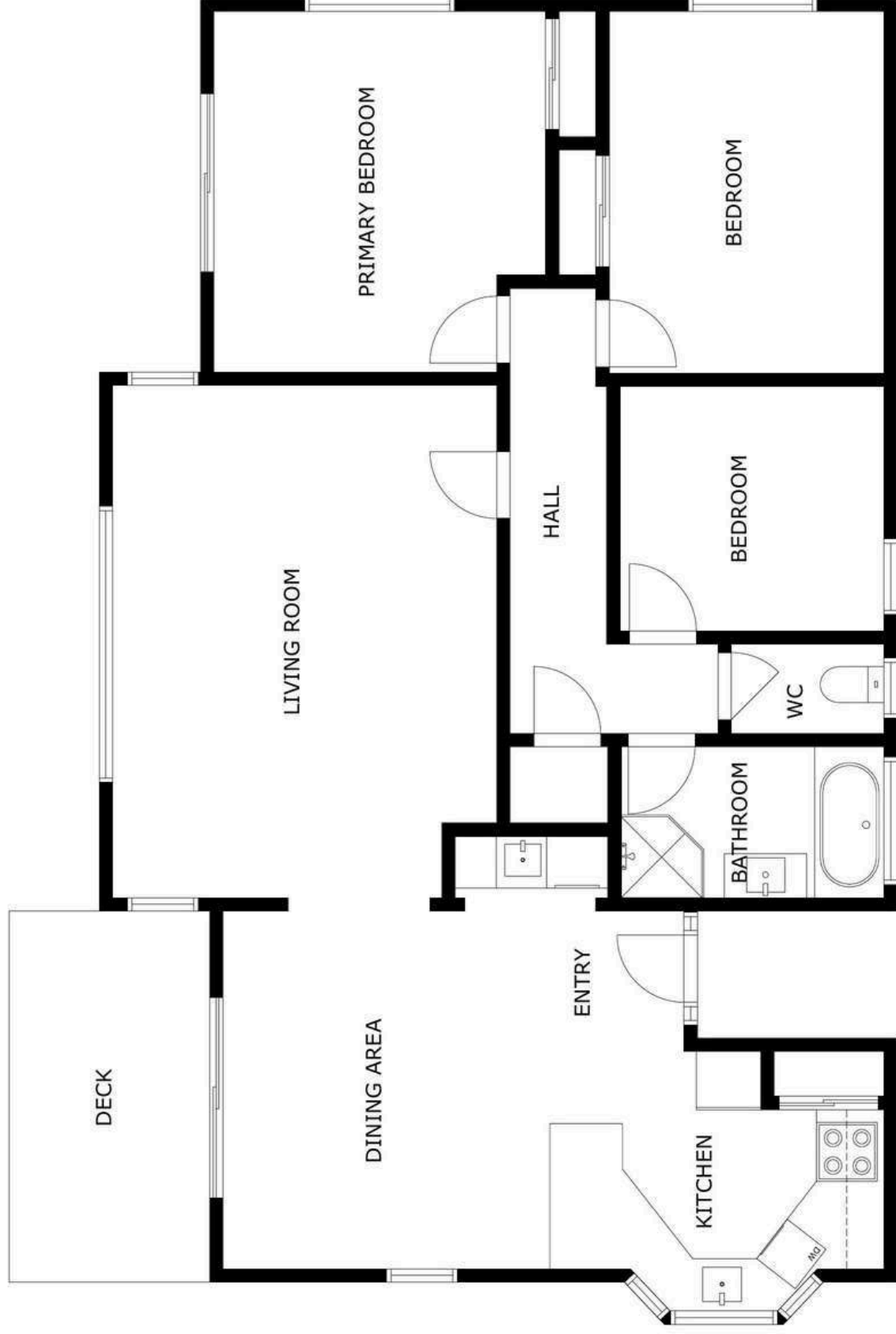



FIGURE 1

26A BURWOOD ROAD, BURWOOD, TOTAL APPROX FLOOR AREA = 140M2 (APPROX.)

WHILST EVER ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION OR MISSTATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER.



MORGAN
PERRY
RESIDENTIAL



Additional
Documentation Link

Additional

Documentation Link

OFFICE ROAD
REAL ESTATE

ADDITIONAL DOCUMENTATION LINK

The following link will contain all documentation related to the property which may include (but not always):

- Listed land use register (LLUR)
- Flood management area (FMA)
- Land information memorandum (LIM)
- Council property files
- Council rates & fees
- Certificate of title
- Building inspection report
- Proof of insurance
- EQC documentation
- Rental appraisal
- 2D floor plan
- Any other documents the agent deems necessary

DOCUMENTATION LINK:

<https://www.morganperry.co.nz/propertydocuments>

ABOUT ME



15 YEARS IN SALES.



15 YEARS RUNNING
BUSINESSES



55+ 5 STAR
REVIEWS

MY STORY

With well over a decade of business experience, Morgan understands what it takes to grow a brand from the ground up.

Having developed multiple businesses and charities, in industries including Health, Marketing and IT, Morgan has the ability to adjust his approach to suit the unified goal, with an unequivocal drive to succeed in anything he does.

Whilst Morgan loved the challenges of business he knew his true passion lay with sales. Having worked with some of Australasia's largest brands including British Petroleum, Mobil, Coles and Woolworths, Morgan understands the need to deliver, on time, every time, a high level of work to exceed expectations.

Morgan's goal in the Real Estate industry is to remove the stigma sometimes attached to Real Estate Salespeople, delivering an experience that is holistic, genuine and professional.

Listing with Morgan will get you a high-level negotiator, with years of business experience, who's prepared to 'go into bat' for you.

Kind regards,



Morgan Perry
Licensed Salesperson
Office Road Real Estate



PASSING OVER OF INFORMATION

The attached material has been compiled by the collection of records, documents, or information which may have been supplied by third parties, the vendor or the vendor's agent. Accordingly, it is merely passing over the information as supplied to us.

WARNING:

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This material is provided to assist you with obtaining relevant information about the property, it is not intended that you rely solely on this information, and you should conduct your own investigation. This could be legal, technical or any other advice relating to the property or information on the property.

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Office Road Real Estate Limited and its licensees recommend you seek legal advice before signing a sale and purchase agreement or other contractual documents. You should also be aware you can and may need to seek technical or other advice and information prior to signing a sale and purchase agreement or other contractual documents.

\$1200

REFERRAL REWARD



REFER ME AN APPRAISAL; IF IT RESULTS
IN A LISTING & SALE, EARN YOURSELF 12
ERNEST RUTHERFORD'S

MORGAN@OFFICEROAD.CO.NZ | 0274131640

Property Estimates Delivered Instantly



www.instantestimate.co.nz



**MORGAN
PERRY**
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OFFICE ROAD
REAL ESTATE

A proud member of AGENT X (2021) LTD - Licensed Agent REAA (2008).

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