

Legal Description: Lot 6 DP S12459 CT SA9B/953
Section Size: 639 m²
House Size: 220 m²
Capital Value: \$750,000
Land Value: \$340,000
Age: 1960s
Rates: \$2,787.75 (incl WRC)
Exterior: Hardiplank
Roof: Corrugated Iron
Joinery: Aluminium, Timber
Chattels: Fixed floor coverings, Light fittings, Rangehood, Dishwasher, Heat pump(s), Drapes, Oven/Stove Combined, Security System, Auto Garage Door, Garage Door Remote, Garden Shed



"Prospective purchasers should not be confined to the contents of the material herein and should make their own enquiries to satisfy themselves in the accuracy of all aspects."



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255 Tramway Road Chartwell



Marketed by
Donna Southwick,
Yvonne Bryant & Sue Hall

lodge.co.nz

Licensed under the REAA 2008



Titillate Your Tastebuds On Tramway

255 Tramway Road Chartwell

Built in the 1960's with some excellent additions along the way you will enjoy this floorplan of 220m2 more or less. Five bedrooms, three bathrooms - the main includes a jet spa bath, one living, one rumpus room, two heat pumps and gas hot water... what more could you imagine for yourselves and your family? Two levels, open plan with the rumpus room and combined toilet/shower off the single garage. Fully fenced with extra off-road parking and a garden shed for all your goodies. Well placed on a 639m2 more or less section with easy access to main arterial routes north and south. Not only does this home give new meaning to spacious living, the exciting and expansive development of Ruakura Inland Port positioned to service the 'golden triangle' - Auckland, Tauranga, Hamilton and Innovation Park with its thriving business hub and cafe options brings new life to the area.

Price: \$899,000
View: See our website for open home details
www.lodge.co.nz **Web Ref** LC18023





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




R.W. Muir
Registrar-General
of Land

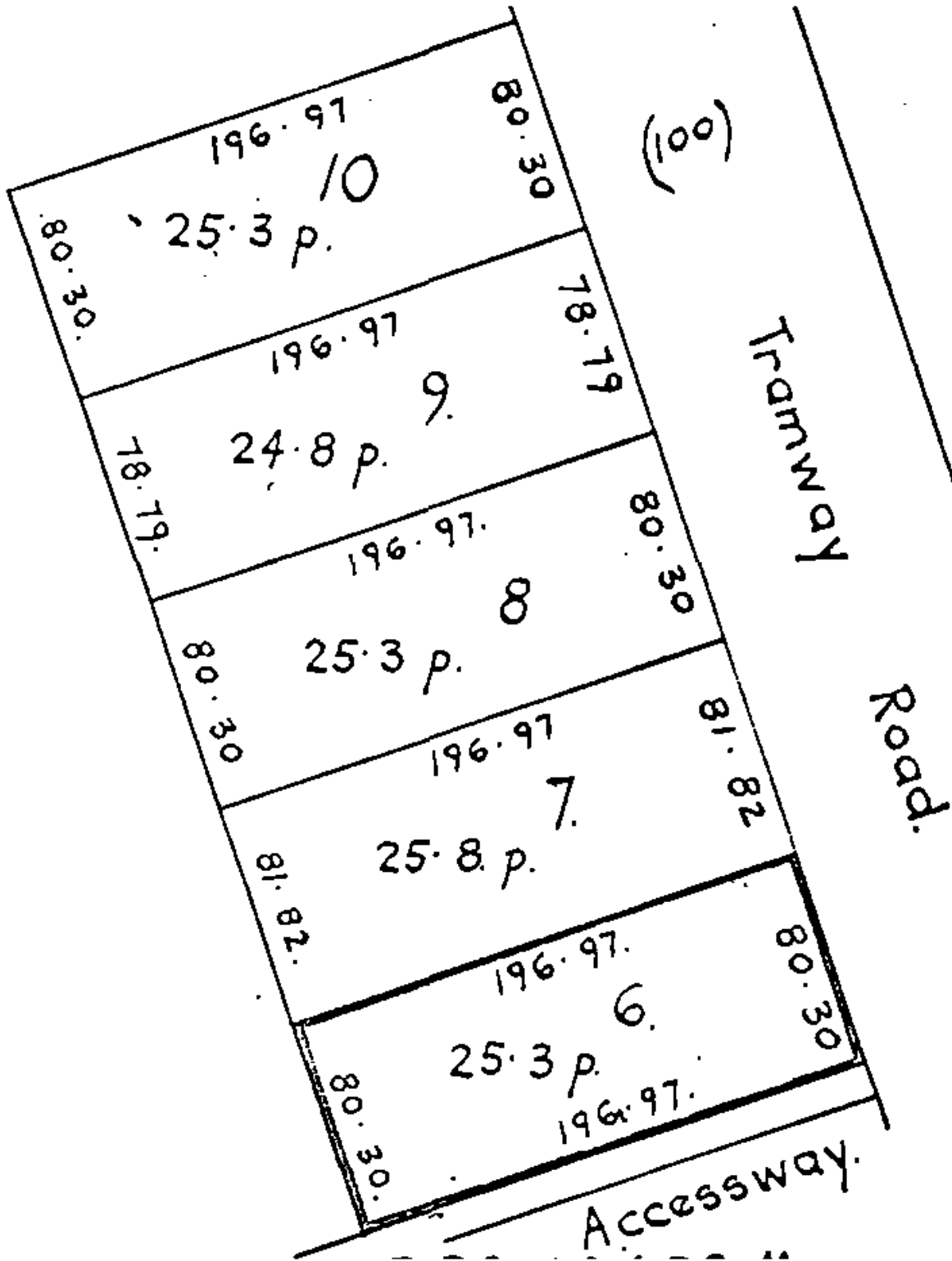
Identifier SA9B/953
Land Registration District South Auckland
Date Issued 15 July 1968

Prior References
PROC S206011

Estate Fee Simple
Area 640 square metres more or less
Legal Description Lot 6 Deposited Plan South Auckland
12459

Registered Owners
Strategic Property Holdings Limited

Interests
10058766.3 Mortgage to ASB Bank Limited - 15.5.2015 at 4:18 pm



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Rent Appraisal



Chartwell 255 Tramway Road



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Potential income:

Taking into account similar properties we manage or have managed and the information provided, we believe the weekly return could be:

\$650 - \$680

Disclaimer: Lodge City Rentals has not determined that this property is compliant with the Healthy Homes Standards 2019, Health and Safety at Work Act(2015) and the Residential Tenancies Act(1986) and this appraisal in no way warrants any compliance with any of these Acts. This Rental Appraisal has been completed assuming the property will be fully compliant with the Healthy Homes Standards 2019, Health and Safety at Work Act and the Residential Tenancies Act prior to tenancing. Any person relying on this appraisal should satisfy themselves that the property is fit for purpose and is Healthy Homes, Health and Safety at Work Act and the Residential Tenancies Act compliant

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lodge.co.nz/property-management

Lodge
REAL ESTATE

Services

OUR SERVICE:

People and property. At Lodge City Rentals, we're in the business of protecting your property investment, but we're also passionate about delivering a high quality service to property owners and tenants.

With more than 50 years' of experience in the property management industry, we know that to achieve the very best returns for our property investors, time needs to be spent securing the very best tenants.

That's why we work in partnership with tenants and property owners, and why we're Hamilton's award-winning property investment company.

OUR SERVICES INCLUDE:

At Lodge City Rentals, we offer a full range of property management services:

- **Rent collection:** We ensure your tenants pay their rent on time, every time. If your tenants are behind in their rental payments, we'll take the appropriate steps to ensure your rent is paid.
- **Inspections:** We conduct a formal inspection of your property once every six months and provide a report of this inspection to you. As a landlord, you are most welcome to join your property manager on this inspection.
- **Property maintenance:** We undertake regular maintenance checks on your property to keep it at a tenantable standard and to ensure your tenants are keeping the property clean and tidy.
- **Project management:** If your property requires repairs and maintenance, we can project manage the process, taking the headache and hassle away from you.
- **Industry knowledge:** Our team live and breathe property here in Hamilton. We keep an eye on market trends and will update you on any legislative changes that could affect you and your property portfolio.
- **Tenant applications:** Every month, our team of property managers generate over 1,400 enquiries. To secure the right tenant for your property, we follow a comprehensive application process which all tenants must complete. This includes credit and reference checks.
- **Property advertisements:** We advertise your property at no extra cost in newspapers, on websites, and in the windows of our branches, to attract the best tenant for your property.

Fees

As a property owner, you want to place your investment in the hands of a property manager you can trust. At Lodge City Rentals in Hamilton, protecting your investment drives everything we do. Our team of experienced property managers are committed, proactive and trustworthy. They look after your properties as if they are their own.

HOW MUCH DO WE CHARGE?

We understand your property investment portfolio is an investment in your future. That is why we only charge a management fee on the rent we collect for you. Lodge City Rentals' fee is 8.5% + GST of the rent.

We collect the rent throughout the month and transfer it into your account at the beginning of each month. We also offer the option of a money transfer on the 15th of the month. To enable you to see the comings and goings each month we provide you with a monthly statement.

ADVERTISING AT NO EXTRA COST

At Lodge City Rentals, we advertise your property at no extra cost to you. Each week we advertise extensively in the Waikato Times property section and on www.lodge.co.nz and www.realestate.co.nz.

This approach has proved successful in ensuring we attract the best quality tenants. We don't rent your house to anyone; we make sure your tenants respect your property as you would, and as we do.

CODE COMPLIANCE CERTIFICATE NO: 94/0949**COUNCIL FILE COPY**

Section 43(3), Building Act 1991

ISSUED BY

HAMILTON CITY COUNCIL

BUILDING CONSENT NO: 94/0949

(Insert a cross in each applicable box. Attach relevant documents.)

PROJECT		PROJECT LOCATION
All	<input checked="" type="checkbox"/>	Street Number:
Stage No of an intended stages		MR G AVEROUS 255 TRAMWAY RD HAMILTON
New or relocated building	<input type="checkbox"/>	
Alteration	<input checked="" type="checkbox"/>	
Intended use(s) (in detail):		LEGAL DESCRIPTION
LINE EXISTING GARAGE AND CLOSE IN CARPORT		Property Number: D0012459006
Intended Life:		Valuation Roll Number: 0 222-562-00
Indefinite, but not less than 50 years	<input checked="" type="checkbox"/>	Lot: 6 DP: 1 2459
Specified as years		Section: Block:
Demolition	<input type="checkbox"/>	Survey District:

This is:

- ☒ A final code compliance certificate issued in respect of all of the building work under the above building consent
- ☐ An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent
- ☐ This certificate is issued subject to the conditions specified in the attachedpage(s) headed "Conditions of Code Compliance Certificate No." (being this certificate).

The Council charges payable on the uplifting of this code compliance certificate, in accordance with the attached details, are: \$ 0.00

Receipt No:

Signed for and on behalf of the Council:

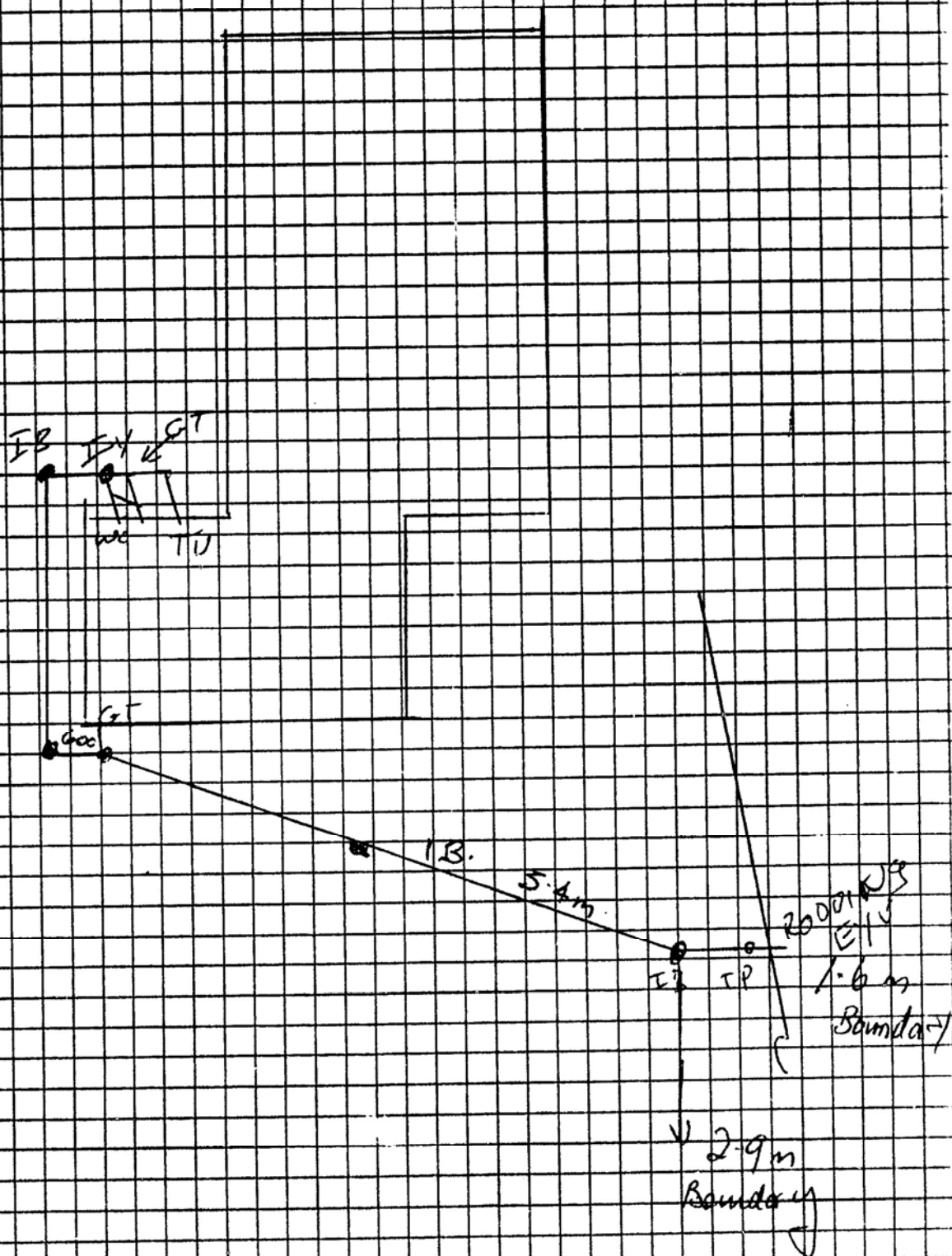
Name: PETER MARTENS
NZCBPosition: BUILDING INSPECTOR
CO-ORDINATOR

Date: 3 12 1994

HAMILTON CITY COUNCIL
As Laid Drainage Plan

Owner: AIR AVERION
Street: 255 TRAMWAY RD
Consent No: /

Lot 6 DP/S 1
Drainlayer : CRAIG MORRISON / No 8779
Date of Inspection : 8/8/94
Inspector : 4/8/94



Not to Scale. All measurements to be shown.

Disclaimer

The attached information has been provided to Lodge Real Estate by the vendor, or obtained by Lodge Real Estate from a third party or from public records.

Lodge Real Estate has not verified the accuracy or completeness of the information, and gives no warranty or information as to its accuracy, validity, or completeness.

The recipient of this information should make his or her own enquiry or investigation as to its accuracy or completeness.

Customers should also be aware that they may not have any recourse on the third party provider if the information has not been prepared specifically for them.

