



**Property  
Info Pack**

## **Property Info Pack**

**3/330 Cashel Street, Christchurch  
Central**

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**OFFICE ROAD**  
REAL ESTATE



92m<sup>2</sup>



70m<sup>2</sup>



2



2



1

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## PROPERTY DETAILS

### ADDRESS:

3/330 Cashel Street, Christchurch Central

### LEGAL DESCRIPTION:

Lot 3 DP 574578

### PROPERTY TITLE TYPE:

Freehold

### PROPERTY AGE

2022

### PRICING:

Refer to Trademe for the latest price.

### OPEN HOMES:

Refer to Trademe for open home times & dates

### PRIVATE VIEWINGS:

Please contact Richie - 021 0896 5594

### LISTING:

<http://tinyurl.com/26ewjel6>

### 3D VIRTUAL TOUR:

<http://tinyurl.com/2yg9mvq7>

### FULL DOCUMENTATION DOWNLOAD:

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

# PROPERTY DESCRIPTION

## OVERSEAS VENDOR MUST SELL! - CENTRAL LOCATION

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

Nestled within the heart of Christchurch Central, 3/330 Cashel Street is more than a property; it's a lifestyle statement. Built in 2022, this contemporary three-story residence stands proudly on a freehold title, offering 92m<sup>2</sup> of sophisticated living on prime CBD land.

Perfectly designed for first home buyers, young professionals, small families and savvy investors, this home is a testament to modern living. Picture yourself in the third floor master bedroom, indulging in the luxury of your own ensuite. The comfort continues with both double bedrooms adorned with built-in wardrobes, ensuring ample storage for your urban retreat.

Elegance meets convenience with plush tiled bathrooms, a touch of opulence adding a layer of tranquillity to your daily routine. Security is paramount, and with keypad entry, peace of mind is just a click away.

Beyond the property's allure lies an extended chattel package, including a fridge, washing machine, dish drawer, 2 high wall heat pumps, and microwave - the perfect finishing touch to a turnkey residence. The strategic location, within the four avenues of Christchurch CBD, positions you just 850m from the soon-to-be-built Te Kaha stadium. Your weekends are destined to be filled with excitement, surrounded by ample bars, cafes and restaurants just a short stroll away.

My overseas vendors must sell and as such we invite all offers to be presented as soon as possible.

Lock up and leave, invest and yield, or simply live and love.

3/330 Cashel Street is simply a property you must see – join me at the next open home, request a private viewing or view the 3D virtual tour today.

View the 3D walkthrough, watch the property video, attend an open home 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](http://www.officeroad.co.nz).



# PROPERTY PHOTOGRAPHY

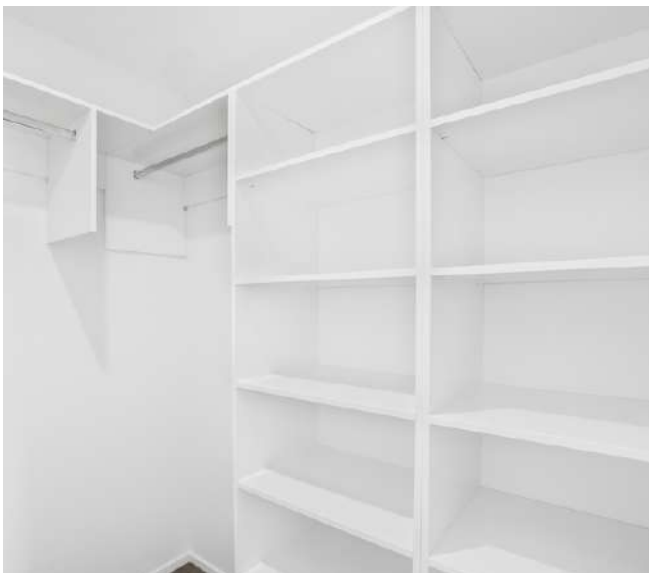
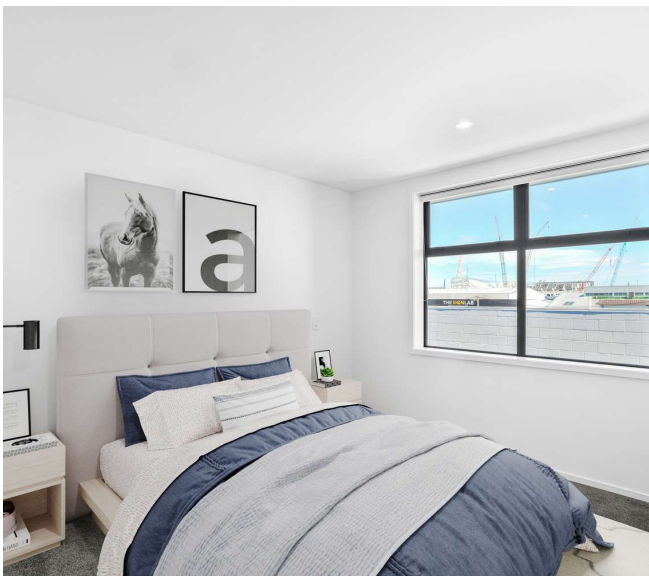




# PROPERTY PHOTOGRAPHY



# PROPERTY PHOTOGRAPHY





# PROPERTY PHOTOGRAPHY



Certificate  
Of Title



Certificate

Of Title

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OFFICE ROAD  
REAL ESTATE





**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** **1050852**  
**Land Registration District** **Canterbury**  
**Date Issued** 27 June 2022

**Prior References**  
CB11F/1034

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**Estate** Fee Simple  
**Area** 70 square metres more or less  
**Legal Description** Lot 3 Deposited Plan 574578  
**Registered Owners**  
Enoch Neil Chand and Enosh Jason Pathmanathan

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**Interests**

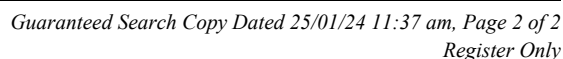
Subject to a party wall easement over part marked C, a right of way on foot, a right to convey water, electricity and telecommunications and a right to drain sewage over part marked PB and PC, a right to drain water over part marked SB, SC, SZ, PB and PC all on DP 574578 created by Easement Instrument 12438285.2 - 27.6.2022 at 10:01 am

Appurtenant hereto is a party wall easement, a right of way on foot, a right of support, maintenance easement, a right to convey water, telecommunications and electricity, a right to drain water and sewage created by Easement Instrument 12438285.2 - 27.6.2022 at 10:01 am

The easements created by Easement Instrument 12438285.2 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Covenant Instrument 12438285.3 - 27.6.2022 at 10:01 am

12538225.4 Mortgage to ANZ Bank New Zealand Limited - 21.9.2022 at 4:40 pm





**Rental  
Appraisal**



**Rental**

**Appraisal**

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**OFFICE ROAD**  
REAL ESTATE

# RENTAL APPRAISAL.

**Date:** 7 February 2024

**Prepared for:** Morgan Perry

Thank you for requesting a rental assessment for **3/330 Cashel Street.**

In the last year, our office, Harcourts Accommodation Centre, has signed and completed over 1,500 tenancies. When assessing the rental of this property, we have compared it with properties currently available for rent, and properties which we have recently been successfully tenanted. We also confer with rental statistics provided by the Ministry of Business, Innovation and Employment Bond Centre for all properties rented in Christchurch during a given six month period.

We consider this property to rent for **\$580** per week (unfurnished).



**Prepared by:** Jen Neil

Business Development Manager / Property Manager

M 0274 838 119

Jen@assetmanagers.co.nz

## What we will do for you that's different

- We negotiate more than 1,500 tenancies every year, and have over **200 combined years experience** in property management to secure you the best terms to **maximise your rental income.**
- You will have a Property Manager & Tenancy Manager team dedicated to managing your property, so if someone is sick, or on holiday, **the work still gets done.**
- We pay out rents to our clients every working day of the year, so you can **get your money when you want.**
- We provide a **Tenant Debt Guarantee.**
- Family owned and operated since **1990.**

100% of our tenants paid their rent on time  
100% of our homes were occupied

January 2024 statistics

## Your Business Development Team



Jen Neil



Steven Loveridge



Kelly Johnston



Rosa Ellis

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 and incorporates no warranty or guarantee as to the accuracy of the information which has been provided. Any person who relies on this report for any purpose does so in all respects at their own risk. 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 Regulations 2016 and Residential Tenancies (Healthy Homes Standards) Regulations 2019. Information about these regulations can be found here: <http://tenancy.govt.nz>



Rates



Rates

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# 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.

If you're having trouble finding a unit or flat, try the advanced search, or try entering the house number, street name and then unit number (e.g. 1 Main Road 34).

## Property Information

### Rates Details

For the Rating Year 1 July 2023 to 30 June 2024

#### Christchurch City Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
General Rate: Standard	Capital Value	660,000	0.211986	\$1,399.11
Uniform Annual General Charg	Per Unit	1	153.000000	\$153.00
Water Connected	Capital Value	660,000	0.067836	\$447.72
Land Drainage	Capital Value	660,000	0.035731	\$235.82
Sewerage	Capital Value	660,000	0.075347	\$497.29
Waste Minimisation	Per Unit	1	184.750000	\$184.75
Active Travel Rate	Per Unit	1	20.000000	\$20.00
Heritage(Cathedral)	Per Unit	1	6.520000	\$6.52
Heritage Targeted Rate	Capital Value	660,000	0.001886	\$12.45
Heritage Arts Centre	Capital Value	660,000	0.000416	\$2.75
Total for Christchurch City Council				\$2,959.41

#### Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	660,000	0.000257	\$1.70
WEC Class D	Capital Value	660,000	0.000364	\$2.40
General Rate	Capital Value	660,000	0.035381	\$233.51
Urban Transport:Chch	Capital Value	660,000	0.030308	\$200.03
WFPP Class A	Capital Value	660,000	0.000565	\$3.73
Rating Unit Annual Charge	Per Unit	1	42.530000	\$42.53
Air Quality	Capital Value	660,000	0.000982	\$6.48
Civil Defence UAGC	Per Unit	1	11.960000	\$11.96
GC Transport & Development	Capital Value	660,000	0.000419	\$2.77
Total for Canterbury Regional Council				\$505.11

#### TOTAL RATES

TOTAL RATES FOR 2023/2024 YEAR (GST inclusive) \$3,464.52

**Additional  
Documentation Link**



**Additional**

**Documentation Link**

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## 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  
0274131640  
morgan@officeroad.co.nz







## A BIT ABOUT RICHIE

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Dedication, communication, determination and trust are the key values Richie displays in everything he does.

Although he is a Cantabrian through and through, Richie has spent six years living in various parts of the world where he has gained immense life experience, including well-honed business and negotiation skills. During the time he spent travelling from Bali to China he built up communication and people skills that are second to none.

Richie knows the value of modern marketing. "As the Real Estate industry evolves to become more innovative and efficient, so do I." Richie has intentionally chosen to work within a team where a strong emphasis is placed on ensuring that clients receive the best advice, support, and marketing to achieve their goals.

His thorough knowledge of all that Christchurch City and the wider Canterbury area has to offer, his dedication to providing exceptional service to all his clients, both buyers and sellers, and his friendly easy approach to life will ensure you will have complete confidence in having Richie working with you to achieve your real estate goals.

# 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:**

No responsibility for the accuracy of the materials whole or in any part is made by Office Road Real Estate Limited or any of the company's licensees, employees, or officers.

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.

## **OBTAINING ADVICE:**

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](http://www.instantestimate.co.nz)



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PERRY**  
RESIDENTIAL

**OFFICE ROAD**  
REAL ESTATE

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