

**Property  
Info Pack**



**Property Info Pack**

**8 Sandstone Crescent,  
Rolleston**

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**OFFICE ROAD**  
REAL ESTATE

## PROPERTY INFO PACK

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175m<sup>2</sup>



420m<sup>2</sup>



3



2



1



2

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# PROPERTY DETAILS

### ADDRESS:

20A Wilbur Close, Rolleston

### LEGAL DESCRIPTION:

Lot 123 DP 472315

### PROPERTY TITLE TYPE:

Freehold

### PROPERTY AGE

2015

### 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/227pwu4k>

### 3D VIRTUAL TOUR:

<https://tinyurl.com/296acv6e>

### FULL DOCUMENTATION DOWNLOAD:

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

# PROPERTY DESCRIPTION

## VENDOR HAS PURCHASED & MUST SELL!

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

Nestled in the heart of Rolleston, sits 8 Sandstone Crescent, a captivating family abode that promises a lifestyle of comfort, convenience, and cherished memories.

This immaculate 3-bedroom, 2-bathroom residence, constructed in 2015, stands as a testament to modern elegance and practical design. Boasting an easy-care land size of 420m<sup>2</sup> and a spacious house size of 175m<sup>2</sup>, it provides ample space for your growing family to thrive.

Step inside and be greeted by a warm and inviting ambiance, where every corner tells a story of love and togetherness. The rearward, open-plan living, dining, and kitchen area form the heart of the home, seamlessly flowing onto a private patio and BBQ area, perfect for hosting gatherings or simply unwinding with a G&T in hand, in the tranquility of your own oasis.

Indulge in the luxury of comfort with all bedrooms featuring built-in wardrobes, while the master suite spoils you with a walk-in wardrobe and ensuite, complete with dual 'His and Hers' sinks. Fully double glazed, with ample heating throughout, this home ensures peace and serenity year-round, while gas cooking adds a touch of culinary delight to your daily routine.

Whether you're a first-time buyer embarking on the exciting journey of homeownership, or a growing family in pursuit of your dream home, 8 Sandstone Crescent caters to your every need and desire.

With its prime location in Rolleston, and its array of amenities, schools, and recreational facilities, this property represents more than just a house; it's a gateway to a lifestyle of endless possibilities.

Don't miss out on this rare opportunity to secure your slice of paradise. Contact us today and make 8 Sandstone Crescent your new beginning.

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



Certificate  
Of Title



Certificate

Of Title

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**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** **644326**  
**Land Registration District** **Canterbury**  
**Date Issued** 04 April 2014

**Prior References**  
640444

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**Estate** Fee Simple  
**Area** 420 square metres more or less  
**Legal Description** Lot 123 Deposited Plan 472315

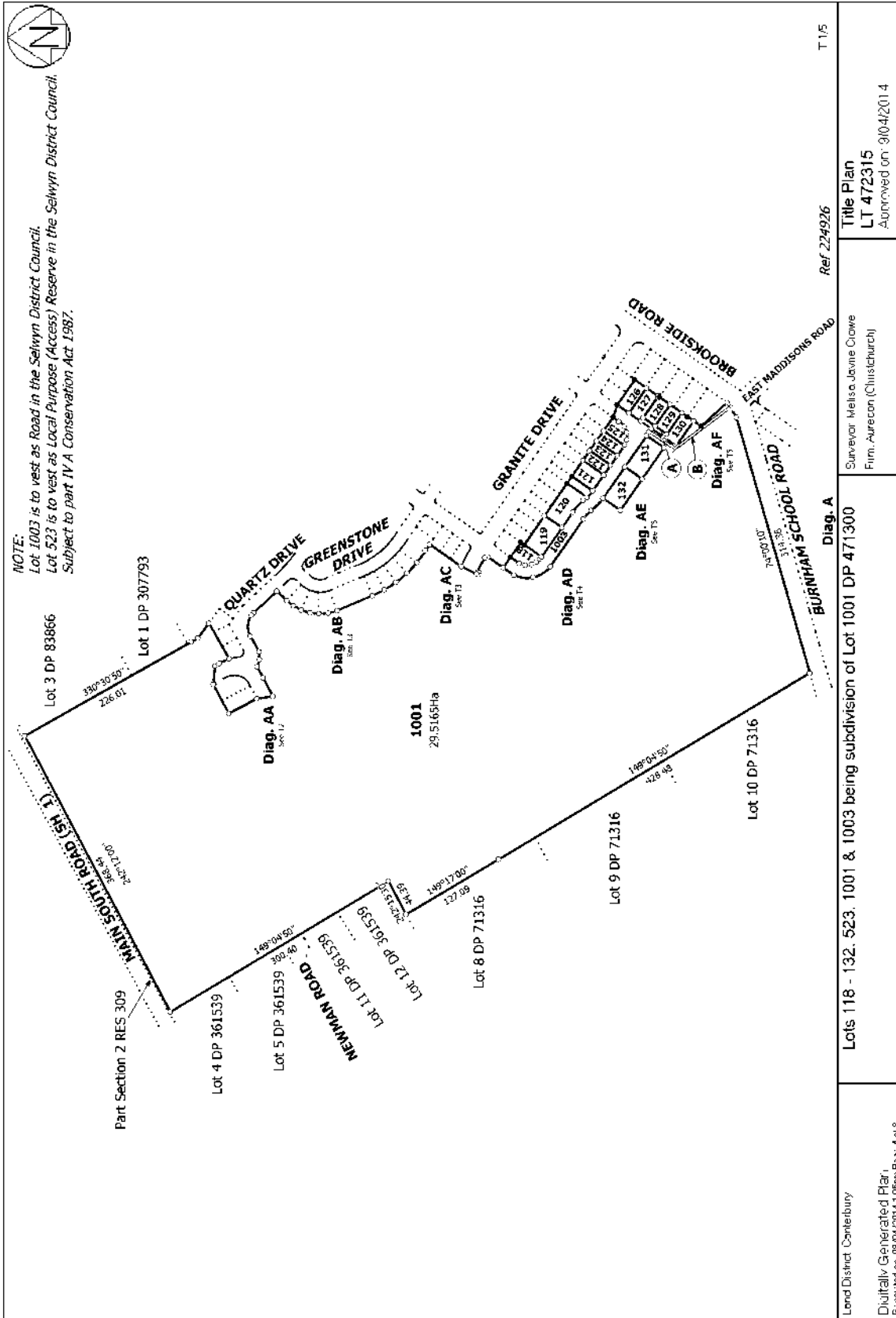
**Registered Owners**  
Lindsey Barker

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**Interests**

Subject to Section 8 Atomic Energy Act 1945  
Subject to Section 3 Petroleum Act 1937  
Subject to Section 3 Geothermal Energy Act 1953  
Subject to Section 6 and 8 Mining Act 1971  
Subject to Section 5 and 261 Coal Mines Act 1979  
9656387.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 4.4.2014 at 5:23 pm  
9656387.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 4.4.2014 at 5:23 pm  
9656387.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 4.4.2014 at 5:23 pm  
Land Covenant in Easement Instrument 9656387.9 - 4.4.2014 at 5:23 pm  
Land Covenant in Easement Instrument 9656387.10 - 4.4.2014 at 5:23 pm  
10180306.3 Mortgage to ANZ Bank New Zealand Limited - 10.9.2015 at 4:26 pm





Rental  
Appraisal



Rental

Appraisal

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OFFICE ROAD  
REAL ESTATE



# BIRDS NEST

property management

## Rental Assessment

Date: 11th May 2024

Property: 8 Sandstone Crescent, Rolleston, Christchurch

Prepared for: Office Road Real Estate

Thank you for the opportunity to provide a rental assessment for this property. After viewing the plans for the property, we note the property consists of:

### Key Rental Features:



- Situated in Stonebrook, close to Rolleston town centre with supermarkets, shopping, entertainment
- Open plan living, consisting of 3 large bedrooms and luxurious family bathroom, ensuite in main
- Quality fixtures and fittings, built for comfort with two heatpumps and insulation.
- Secure section with lovely established gardens, easy parking street parking and single garage

To provide a rental assessment we compare this property against current advertised properties, recently let properties, current rental statistics, and market feedback.

We would expect to achieve a rental figure in the range of:

**\$650 - \$690 per week unfurnished**

We would be more than willing to offer our service to help successfully rent the property to suitable tenants and continued day-to-day management. If you have any queries or require further information regarding Birds Nest Property Management service, please do not hesitate to contact me.

Kind regards,

Jen BIRD  
Director



p. 027 512 6302  
e. [jen@birdsnestpm.co.nz](mailto:jen@birdsnestpm.co.nz)  
[www.birdsnestpm.co.nz](http://www.birdsnestpm.co.nz)

- Experienced Property Manager
- Experienced Property Investor
- Level 4 Property Management Certii cat

"We engaged Birds Nest to manage a new build rental property. Jen provided invaluable advice about the things we needed to do to get it ready to be rented. Jen has made everything very easy and stress free as a property owner which we have really appreciated." John. P, July 2023

REINZ  
REINZ ACCREDITED RESIDENTIAL  
PROPERTY MANAGER MEMBER

### Free Healthy Homes Assessment for all new clients

**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 therefore).

**Proof of  
Insurance**



**Proof of  
Insurance**

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## Your new Home and Contents Insurance Policy Schedule

How many storeys does the home have?	1
Is your home watertight, structurally sound and secure with no unrepaired damage or urgent maintenance to complete?	Yes
<b>Total premium</b>	\$1,798.37

### Home details

<b>Cover level</b>	Home Comprehensive
<b>Basis of settlement</b>	Replacement
<b>Year built</b>	2014
<b>Number of self-contained dwellings in building</b>	1
<b>Floor area of home and attached garage (in square metres)</b>	188
<b>Floor area of detached garage and outbuildings (in square metres)</b>	0
<b>What are the external walls mostly made from?</b>	Double brick
<b>What is the roof mostly made from?</b>	Pitched - metal covering
<b>Slope of the land</b>	Flat/Gentle
<b>Is your home under any alteration or renovation?</b>	No
<b>Do you run a business from this property?</b>	No
<b>Home sum insured</b>	\$687,786
<b>Total sum insured</b>	\$687,786
<b>EQCover (excluding GST)</b>	\$300,000
<b>Interested Parties</b>	ANZ Bank NZ Ltd

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



Rates



Rates

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Current Rating Year (2023/2024)

Make a payment ([/rates/properties/pay?valuation\\_id=2405539643](/rates/properties/pay?valuation_id=2405539643))

<b>Valuation No.</b>	24055-39643
<b>Location</b>	8 Sandstone Crescent, Rolleston
<b>Legal Description</b>	LOT 123 DP 472315
<b>Certificate of Title</b>	644326
<b>Ward No.</b>	3
<b>Zone</b>	9Z
<b>Use</b>	91
<b>Category</b>	RD201
<b>TORAS</b>	111000
<b>Property Area (hectares)</b>	0.0420

## Current Rating Valuation

As valued at 1 September 2021

<b>Land Value</b>	\$370,000
<b>Improvements Value</b>	\$340,000
<b>Capital Value</b>	<b>\$710,000</b>
<b>Nature of Improvements</b>	DWG OI ( <a href="/rates/improvements">/rates/improvements</a> )

## Rates Information

**Current Rating Year** 2023/2024

### Current Year Rates Instalments

Instalment 1.	\$936.15
Instalment 2.	\$936.15
Instalment 3.	\$936.20
Instalment 4.	\$936.15
<b>Current Year's Rates</b>	<b>\$3,744.65</b>
<b>Previous Year's Rates</b>	\$3,562.65

## Rates for Current Year 2023/2024

Type	Description (Basis)	Differential	Factor	Rate	Estimated Amt
011	General Purposes Rate (C)	District	710,000.00	0.00081703	\$580.05
015	Sewerage (U)	Rolleston	1.00	610.00	\$610.00
054	Library Charge (U)	District	1.00	246.00	\$246.00
068	Civil Defence Emergency Mgmt (U)	District	1.00	11.9600	\$11.95
069	Refuse Uniform Charge (U)	District	1.00	30.00	\$30.00
071	Urban Water Supply Rate (U)	Rolleston	1.00	308.00	\$308.00
090	Recreation Reserve Rate (U)	District	1.00	147.00	\$147.00
091	Community Centre Rate (U)	District	1.00	175.00	\$175.00
113	Uniform Annual General Charge (U)	District	1.00	321.00	\$321.00
123	General (C)	District	710,000.00	0.00036058	\$256.05
143	Passenger Transport Urban (U)	District	1.00	169.15	\$169.15
152	Works and Services (C)	District	710,000.00	0.000006890	\$4.90
214	Uniform Annual General Charge (U)	District	1.00	42.53	\$42.55
215	Water Race (Amenity) Rate (U)	District	1.00	45.00	\$45.00
297	Transport and Development (C)	Greater Christchurch	710,000.00	0.00000427	\$3.05
301	Refuse Recycling Rate (U)	District	1.00	88.00	\$88.00
318	Stormwater (U)	Rolleston	1.00	132.00	\$132.00
331	Swimming Pools (U)	Zone 1	1.00	168.00	\$168.00
343	Refuse-Organic Wheelie Bin (U)	District	1.00	190.00	\$190.00
352	Freshwater Management (C)	Selwyn-Waihora Water Zone	710,000.00	0.00000701	\$4.95
380	Canterbury Museum Levy (U)	District	1.00	37.00	\$37.00
381	Refuse-Wheelie Bin 80 Litres (U)	District	1.00	154.00	\$154.00
401	Biodiversity Land Drainage & River Works (U)		1.00	21.00	\$21.00
<b>Total</b>					<b>\$3,744.65</b>



# History

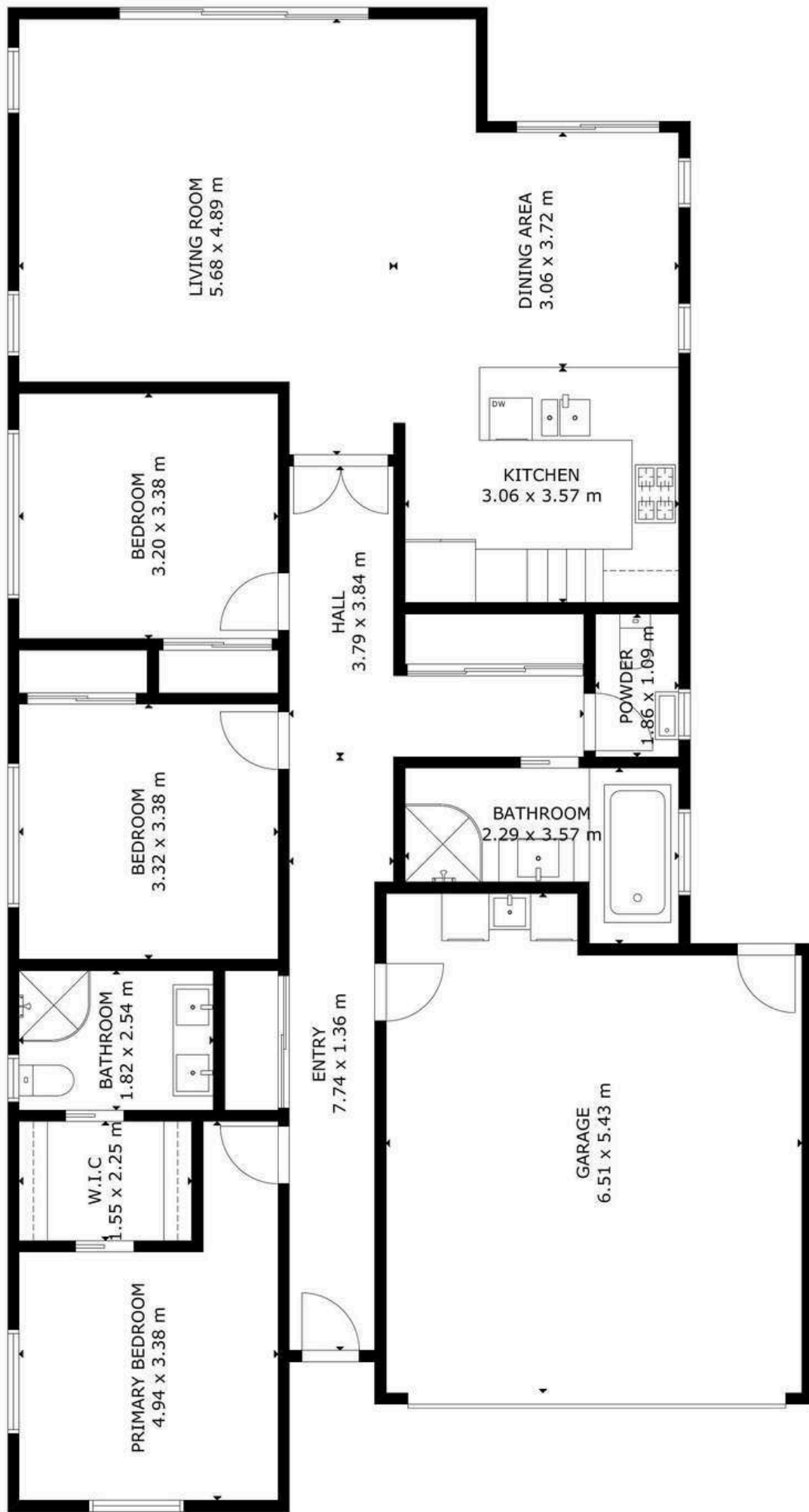
<b>Year</b>	<b>Land Value</b>	<b>Capital Value</b>	<b>Annual Rates</b>
2022/2023	\$370,000	\$710,000	\$3,562.65
2021/2022	\$160,000	\$490,000	\$3,293.00
2020/2021	\$160,000	\$490,000	\$3,122.10
2019/2020	\$160,000	\$490,000	\$3,110.35
2018/2019	\$144,000	\$470,000	\$2,927.20
2017/2018	\$144,000	\$470,000	\$2,787.35
2016/2017	\$144,000	\$470,000	\$2,692.20
2015/2016	\$135,000	\$135,000	\$1,542.05
2014/2015	\$135,000	\$135,000	\$1,068.25

**2D**  
**Floor Plan**



**2D**

**Floor Plan**



**8 SANDSTONE CRESCENT, ROLLESTON, TOTAL APPROX FLOOR AREA = 175M2**

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.



**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



# 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.

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# \$1200

## REFERRAL REWARD



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ERNEST RUTHERFORD'S

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