

**Property
Info Pack**



Property Info Pack

110 Cavendish Road, Casebrook

OFFICE ROAD
REAL ESTATE

PROPERTY DESCRIPTION

MODERN COMFORT AND OPPORTUNITY AWAITS

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

Welcome to your future home nestled in the heart of one of Christchurch's best family orientated suburbs - Casebrook. This charming property at 110 Cavendish Road beckons with promises of comfort, convenience, and potential, making it an irresistible proposition for a range of discerning buyers.

Boasting a prime location and a freehold section spanning 401m², this 137m² residence is an ideal haven for first-time buyers, small families, retirees, and those seeking the perfect lock-and-leave option. The decision to upsize by the current owners presents a golden opportunity for you to secure a slice of suburban paradise.

Step inside to discover a meticulously maintained home that exudes warmth and functionality. The open-plan layout seamlessly integrates the kitchen, dining, and lounge areas, fostering an inviting atmosphere for relaxation and entertainment.

Adorned with new carpet and a contemporary coat of paint in 2021, this residence radiates a sense of modernity while still holding onto its timeless charm. The potential to further enhance the kitchen and bathrooms presents a tantalising prospect for those with a keen eye for customisation and value addition.

Practicality meets style with features like the internal access double garage, complete with garage carpeting for added comfort. The high wall heat pump ensures year-round comfort, while the low-maintenance grounds promise easy care living for the busy urban dweller.

Whether you're seeking your first home, downsizing, or simply looking for a serene retreat in the city, 110 Cavendish Road offers the perfect canvas to realise your dreams. Don't miss this opportunity to make this property your own and embark on a new chapter of comfortable and convenient living in Christchurch.

Unlock the potential of this property and make it yours today. Contact us now to arrange a private viewing or walk the 3D virtual tour today and take the first step towards securing your future haven.

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.



137m²



401m²



3



1



1



2

PROPERTY DETAILS

ADDRESS:

110 Cavendish Road, Casebrook

LEGAL DESCRIPTION:

Lot 2 DP 78162

PROPERTY TITLE TYPE:

Freehold

PROPERTY AGE

1990's

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/22a56rqc>

3D VIRTUAL TOUR:

<https://tinyurl.com/29ksod9h>

FULL DOCUMENTATION DOWNLOAD:

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

PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



Certificate
Of Title



Certificate

Of Title

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 **CB44D/895**
Land Registration District **Canterbury**
Date Issued 01 May 1998

Prior References
CB8F/207

Estate Fee Simple
Area 401 square metres more or less
Legal Description Lot 2 Deposited Plan 78162
Registered Owners
Ryan Patrick Sloan and Megan Elizabeth Galloway

Interests

A349786.3 Easement Certificate specifying the following easement - 1.5.1998 at 11.30 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Drain water	Lot 1 Deposited Plan 78162 - CT CB44D/894	A DP 78162	Lot 2 Deposited Plan 78162 - herein	

The easement specified in Easement Certificate A349786.3 is subject to Section 243(a) Resource Management Act 1991 when created

12136861.2 Mortgage to Kiwibank Limited - 17.6.2021 at 11:03 am

(Irreg. W. 100')

Approved *[Signature]*

Registered *[Signature]*

Particulars in Section 223 *[Text]*

Memorandum of Easement

Right to	Benefit To	Benefit From	Lot No.	Lot No.
Right to drain water	1	A	Lot 1	Lot 2

Certificate of Title Allocated

Lot 1	440/894
Lot 2	440/895

Total Area 775 m²

Comprised in C.T. 8F/207

1. Vincent Thomas Ryan

[Text regarding survey and registration]

Deposited this 15th day of May 1998

Approved as to Survey *[Signature]*

15/5/98 Deputy Chief Surveyor

Deposited this 15th day of May 1998

30/1/98 District Land Registrar

DP78162

97040 T

LAND DISTRICT Canterbury

Survey Blk. & Dist. VII. Christchurch

NZAS 261 Sheet

Scale 1:200

Date September 1997

TERRITORIAL AUTHORITY Christchurch City

Surveyed by V.T. Ryan

Lots 1 & 2 being Subdivision of Lot 1 DP 26649

**Rental
Appraisal**



Rental

Appraisal

OFFICE ROAD
REAL ESTATE



BIRDS NEST

property management

Rental Assessment

Date: 11th May 2024

Property: 110 Cavendish Road, Casebrook, 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 a desirable location close to Northlands Mall, Redwood shops and the Northwood Super Centre
- Consisting of huge open plan kitchen/living, 3 large bedrooms and family bathroom with separate bath
- Positioned for the sun, light and bright and flowing onto a fully secure well established garden area
- Double internal access garage, Papanui High, Casebrook Intermediate and Redwood Primary close by

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
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
ACCREDITED RESIDENTIAL
PROPERTY MANAGER MEMBER

Free Healthy Homes Assessment for all new clients

Pleasenote: 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).

Rates



Rates

OFFICE ROAD
REAL ESTATE

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

Open all

+ Update your rates postal address

+ How your valuation is assessed

**Proof of
Insurance**



**Proof of
Insurance**

OFFICE ROAD
REAL ESTATE



House policy schedule

Member number: 236399
Policy number: DP804623

This schedule forms part of your policy and replaces any previous schedule. Please check it carefully and notify us of any incorrect information immediately.

Policy Details

The Insured

Mr R Sloan & Ms M E Galloway

Term of insurance

From 17 May 2024 to 17 May 2025

Property address

110 Cavendish Road
Christchurch 8051

Cover type

Permanent Home

Natural disaster cover

Included

Basis of settlement

Replacement Area

Rebuild size limit

150 square metres

Property Characteristics

Year built

1997

Building type and style

Standard Contemporary- Group Style

Slope of land

Flat/Gentle (Up to 10 degrees)

Number of bathrooms

2

Self-contained units

Principal residence

Area (m²)

140

Units

1

Outbuildings/Decks/Balconies

Shed

0 - 10 m²

Security details

No security devices are noted at this property address.

Sprinkler system

Yes

DP804623
Page 1 of 4

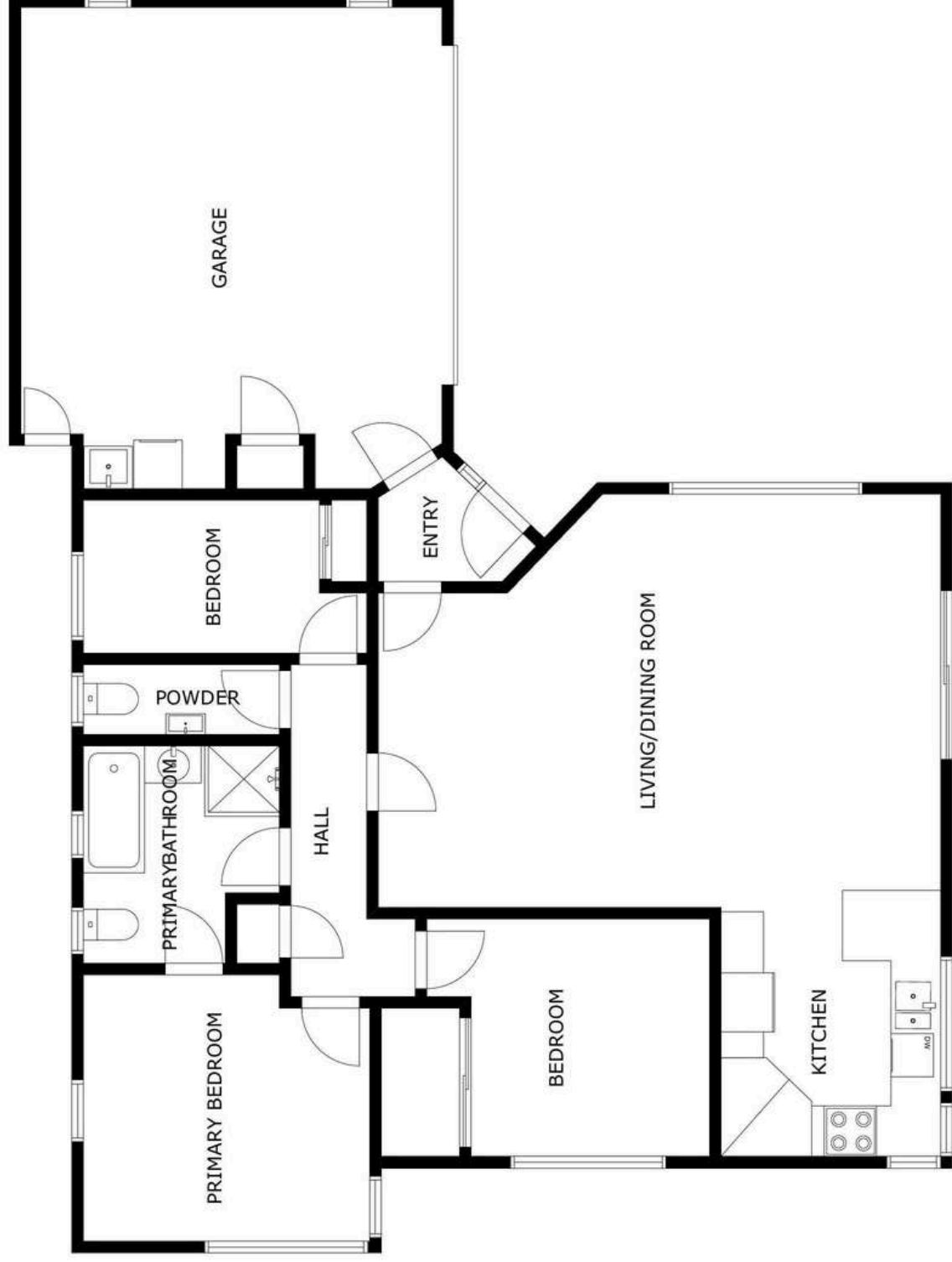
2D
Floor Plan



2D

Floor Plan

OFFICE ROAD
REAL ESTATE



PLAN 1

110 CAVENDISH ROAD, CASEBROOK, TOTAL APPROX FLOOR AREA = 137M2

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:

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



**MORGAN
PERRY**
RESIDENTIAL

OFFICE ROAD
REAL ESTATE

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

This document is confidential and may not be distributed, copied or used without the prior consent of Office Road Real Estate Limited. We do not accept liability of any actions, decisions, or outcomes as a result of any advice given within this document. We recommend seeking legal and/or technical advice prior to entering into any agreement for sale & purchase.

