



ELECTRICAL SAFETY CERTIFICATE



REFERENCE/CERTIFICATE ID NO.: AEL-2135C1

This Electrical Safety Certificate provides a legally recognisable statement that the connected installation or part installation, or any fitting that supplies an installation or a part of an installation, is safe to use following prescribed electrical work.

Location Details: 41 Nuffield Avenue, Marawa, Napier, 4110

Contact name:

Contact phone:

Contact email:

Details of work

Installation: Part of the installation

Date of connection: 1/8/2024

Description of Work: Rewire all lighting circuits in the house.

Electrical Safety Certificate

By signing this document I certify that the installation, or part of the installation, to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's name: Mark Scott

Certifier's email: mark@albaelectrical.co.nz

Licence number: E251700

Certificate Issue Date: 12/08/2024

Certifier's signature:

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS

This Electrical Safety Certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R. W. Muir
Registrar-General
of Land

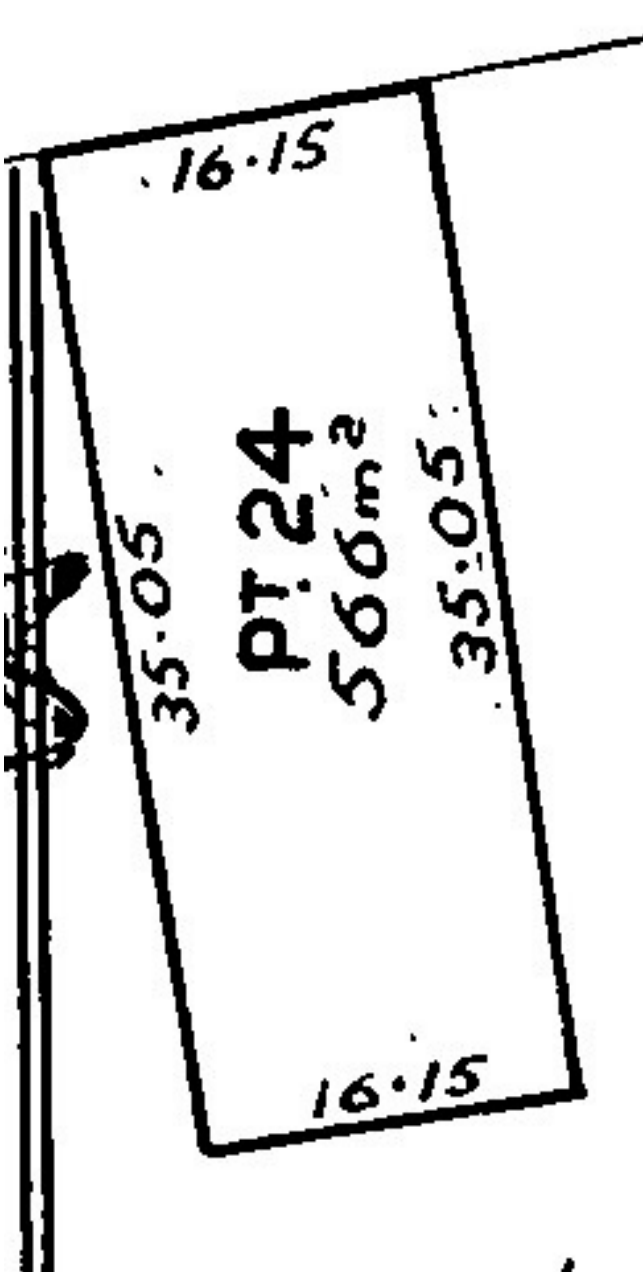
Identifier HBG3/1338
Land Registration District Hawkes Bay
Date Issued 30 November 1976

Prior References
HBF4/29

Estate Fee Simple
Area 566 square metres more or less
Legal Description Part Lot 24 Deposited Plan 8162
Registered Owners
Paul Lees and Toni Lees

Interests

Subject to a sewage right (in gross) over part in favour of the Napier City Council created by Transfer 333081.6 - 30.11.1976 at 10.12 am
Appurtenant hereto is a right to drain sewage specified in Easement Certificate 333081.8 - 30.11.1976 at 10.14 am
The easements specified in Easement Certificate 333081.8 are subject to Section 351E (1) (a) Municipal Corporations Act 1954
11604486.3 Mortgage to ANZ Bank New Zealand Limited - 28.11.2019 at 2:55 pm





41 NUFFIELD AVENUE MAREWA, NAPIER

PRICED BY NEGOTIATION

Vendor's Price Guide: No range, open to all offers



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PROPERTY INFORMATION

Floor Size: 92m²

Section Size: 567m²

Year Built: 1938

Record of Title: HBG3/1338

Legal Description: Part Lot 24 DP 8162

Rateable Value: \$570,000

Ownership: Freehold

Heating: 2x heat pumps

Water: Infinity gas

Roofing: Tile

Cladding: Weatherboard

Storage/Garaging: Single car garage, storage shed.

Disclosures: None

BLURB

Whether you're starting out or downsizing, this beautifully maintained home is the perfect fit.

From the moment you arrive, this home exudes charm, with its tall white picket fence framing a picture-perfect setting for its new owners. The spacious front lawn provides a safe, inviting space for children or pets to play, while the fully enclosed backyard features a newly built pergola that shelters an attractive outdoor seating area. —ideal for entertaining, enjoying morning coffees, or soaking up evening sunsets. A concrete driveway leads to a single-car garage, providing additional off-street parking.

Inside, the home features a seamless flow with open-plan living that includes a modern kitchen with a breakfast bar, and a bright and relaxing sun-lit lounge and dining area. The master bedroom is filled with natural light, and the second bedroom is also generously sized. A separate laundry room adds practicality, and the bathroom provides both a bath and a shower.

With infinity gas for continuous hot water and two heat pumps for year-round comfort, this charming home perfectly balances style and functionality. Additional security features include an alarm system and security lighting for peace of mind.

Don't miss the opportunity to make this beloved family home your own. It's ready and waiting for you to move in and start living!

RECENT WORK

- Lights have had electrical rewiring completed.
- Driveway re-concreted in 2019

Important: All information in this brochure has been provided by the vendors of this property. Your own due diligence and pre-purchase inspections are encouraged.

HOW IT WORKS

This is a private sale between buyers and the owners of this property.

Got a question? Ask it directly to the vendors via the DORAN Portal.

Want to make an offer? Negotiate directly with the vendors via the DORAN Portal. Once pre-approved, both parties solicitors will draw a sales and purchase agreement.

Portal: Scan here,



Or visit,

www.doranprivatepropertysales.co.nz/portal

Need another look? Get in touch with them team to arrange a viewing.

Please Read: DORAN Private Property Sales provides marketing services to homeowners seeking to sell their properties privately. We are not a real estate agency nor are we licensed under the Real Estate Agents Act 2008 (REAA 2008). As such, we are not involved with the selling, transaction or negotiating of any sale. Vendors are responsible for managing the sale process, including negotiations and all legal requirements. We recommend visiting Settled.govt.nz or seeking independent legal advice if needed.