



219 mackenzie Drive, Twizel

3 | 1 | 2

Renovated & Ready to go

\$395,000

Inside, three bedrooms are complemented by an updated bathroom; the modern kitchen ensures the ability to cater to any occasion, and the dedicated laundry room enhances practicality. A wood fire and updated underfloor & ceiling insulation guarantee year-round comfort, while superb flow from the open plan living area promotes easy access to the deck and backyard. Colorsteel cladding and aluminium joinery are a low maintenance practical highlight, while the abundance of off-street parking is an added advantage

Internet
Contact

www.coralieid.nz/BUY
Coralie Reid
021 919 089
coralie@oamackenzie.nz

**PROPERTY
FILE**

219 Mackenzie Drive Twizel

**Prepared
by:**

Coralie Reid 

26/03/2018

Statement relating to passing over 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 One Agency The Property Specialist Ltd or Coralie Reid.

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

One Agency 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 document.

Here is the link to approve guide relating to sales & purchase agreements published by the Real Estate Agents Authority

<https://www.settled.govt.nz/buying-a-home/making-an-offer/understanding-the-sale-and-purchase-agreement-when-buying/>

Property Details

Land Area: 636m2

Building Size Area: 80m2

Estate: Freehold

GV: \$ 330,000

Rates \$ 1825.00

Legal Description: Lot777 DP48661 **Title** CB29A/861

Property Age; 1950's

Stove: Electric **Air conditioning:** None

Hot Water: Electric

Woodburner – Yes –

Chattels

Fixed Floor Coverings, Light Fittings, dishwasher, clothesline, TV Aerial

Other furniture is negotiable.

In addition to this I am required by law to make the following disclosures to you:

1.CONFIRMATIONS RELATING TO MATTERS AFFECTING THE PROPERTY;

I confirm to you that I am not aware of any issues in relation to the following matters except for those mentioned below or in a latter part of this form.

1. 2018 Bathroom, new shower,new bath new acetone – Craig Lay building
2. 2018 updated flooring & interior repainted
3. Previous vendor – replaced Cladding, replaced windows altered Kitchen 2004 CCC issued
4. Deck & ranch slider added under Build permit

I confirm that on the basis of my knowledge and experience of the real estate market as that expression is used in clause 10.7 of the Real Estates Agents Act. (Professional Code and Client Care) Rules 2012, I am not aware of any hidden of underlying defects or hazards with regards to the property apart from those mentioned above, if any.

Property Use:

Use and zoning under the District Plan – Residential one . Mackenzie District Council.

More information at www.mackenzie.govt.nz

Property Title:

I have advised you to take legal advice relating to the Certificate of Title to the property, the details of the legal description of the property in the Certificate of Title, and any memorials recorded against that Certificate of Title, and I have not provided you with any advice relating to the Certificate of Title for the property. I have however pointed out the following (if any interest(s) which have been registered against the title and recommended you seek legal advice in relation to these interests.

Covenant(s) Caveat(s) Easements(s) Yes

None.

GIS overview property and sewer lines

Town services apply – see LIM or

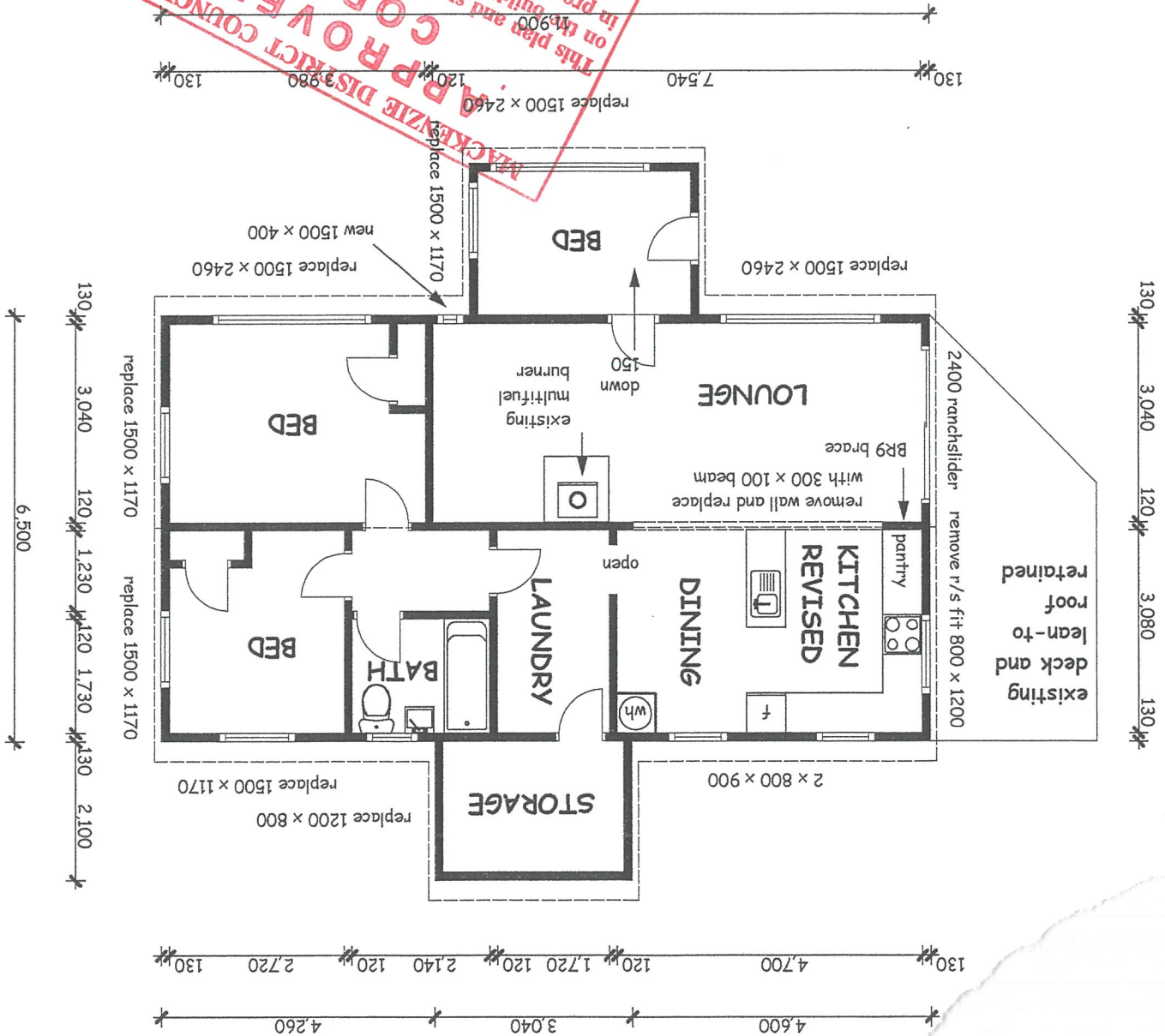
Refer to <https://mapviewer.canterburymaps.govt.nz/>

new vertical coloursteel exterior

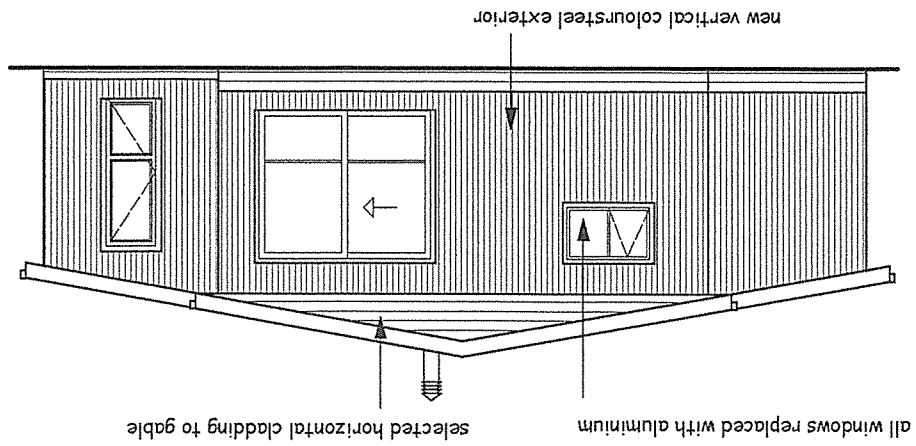
all windows replaced with aluminium

1:100

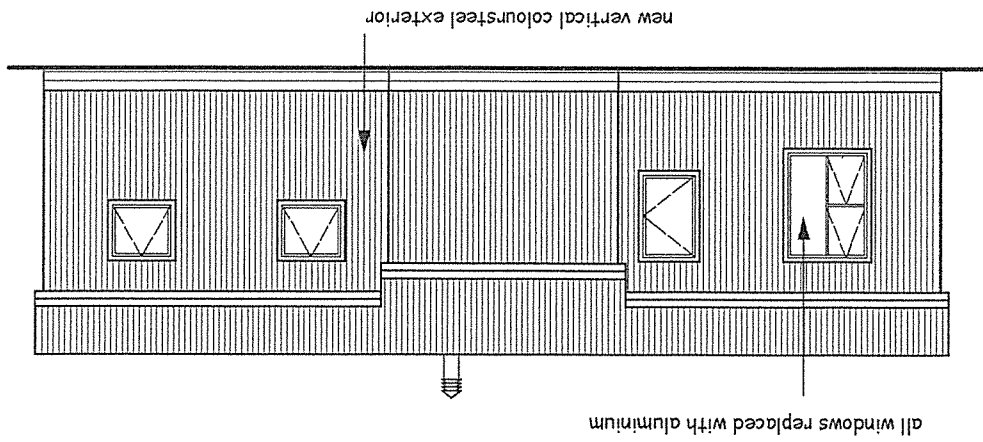
Architectural drawing of a floor plan. The drawing shows a rectangular area with dimensions 1500 x 2460. A large red stamp is overlaid on the drawing, reading "APPROVED" and "MACKENZIE DISTRICT COUNCIL". The stamp also includes the text "This plan and specification must be available on the building at all times when work is in progress." and "DISTRICT BUILDING INSPECTOR". The drawing includes a scale bar with markings for 130, 120, and 100. The text "replace 1500 x 2460" is written near the dimensions. The text "replace 15" is written near the bottom left corner. The text "FLOOR PLAN" is written in large letters at the top right. The text "(all dimensions ± as provided, no site visit)" is written in parentheses at the top right. The text "040258" is written in red at the top right.



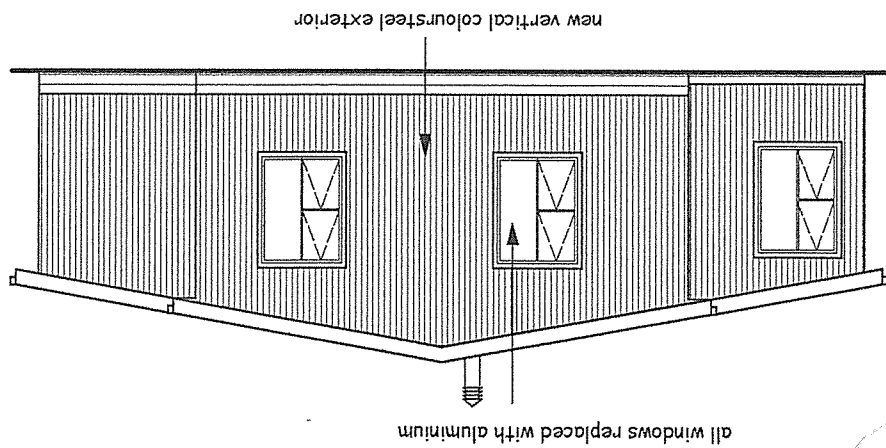
LEFT END ELEVATION 1:100



REAR ELEVATION 1:100



RIGHT END ELEVATION 1:100



Completion Certificate

This is to certify that, as part of EECA's Warm Up New Zealand: Healthy Homes programme, **Energy Smart** has installed the products listed below in this house.

Address: 219 MacKenzie Drive, Twizel, Twizel 7901

Energy Smart provides the guarantees set out below in accordance with the Approval for Work Form signed by the owner prior to installation.

PRODUCTS INSTALLED (where applicable)

Ceiling Insulation (total fill)	78 m ² installed of	Tasman Pink Batts Segment R4.0
Underfloor Insulation	90 m ² installed of	PolyKing UFL R1.4

Signed:



Date: **14/11/2017**

Service Provider Job Reference: **099374Twi**



New Zealand Government



Guarantee: The Service Provider guarantees that it has: installed the products as set out above in a good and workmanlike manner in accordance with all applicable regulations, codes and manufacturer's specifications and EECA requirements; provided the owner with the manufacturers' warranties in relation to the products installed and that it will promptly repair or remedy any defective workmanship relating to the installation of the insulation works and/or any resulting damage, at its own cost. This guarantee is transferable to subsequent owners of the house.

Disclaimer: EECA provides no guarantee or warranty in respect of the installation of the products carried out by the Service Provider, and is not liable to the homeowner or any other person for any loss or damages suffered as a consequence of the installation of the products referred to above.



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952




R. W. Muir
Registrar-General
of Land

Search Copy

Identifier CB29A/861
Land Registration District Canterbury
Date Issued 18 September 1986

Prior References

CB28F/118

Estate	Fee Simple
Area	636 square metres more or less
Legal Description	Lot 777 Deposited Plan 48661

Proprietors

Joanne Louise Brewster and NKS Trustees Limited

Interests

9948655.2 Mortgage to TSB Bank Limited - 23.1.2015 at 3:32 pm

APPROVED AS TO LAYOUT
DISTRICT COMMISSIONER OF WORKS
[Signature]
23/10/85

Note: Subdivision to be effected pursuant to the provisions of The Public Works Act 1984.

Total Area	742.6 m ²
Comprised in	P ^s . C.T. 26F/698

L. Russell George Finlay of Timaru
Registered Surveyor and holder of an aerial photography certificate for which map No. 1 is a registered provider pursuant to the survey in section 12(2) of the Surveyors Act 1980 hereby certify that this plan has been made by me or under my supervision and that I am a duly qualified person to make such a plan and have done so in accordance with the Survey Regulations 1972.
Dated at Timaru this 17th day of May 1985
Field Book "Terrace Road" A-1
Reference Plans S.O.s 5619, 5621, 1628, 1678, 1679, 16261, D.P.s 48644, 48646
Examined *[Signature]*
Approved as to Survey R. Mueller Chief Surveyor
Deposited this 17th day of May 1985
Registrar of Deeds
D.P. 48661

715 850 N

715 850 N

PT. RS 36867

SO. 5621

Separate Approvals/Comments
This subdivision is a new subdivision.
New Titles (SSS) [unclear]
Lot 771-777 C.T. 26F/698
806 " " "
807 " " "
2084 " " "

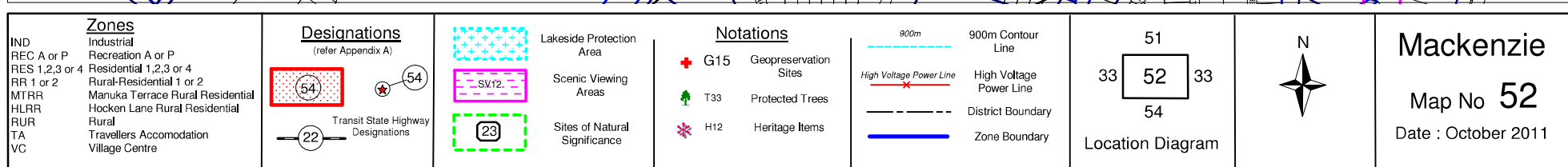
222 760 E

222 650 E

LAND DISTRICT Canterbury
SURVEY BLK. & DIST. VII Strachey
NZMS 261 SH T H. 38 RECORD MAP NO

TERMINAL AUTHORITY Mackenzie County
Surveyed by Milward, Fougere, Finlay & Cobb 55558
Scale 1:500 Date April 1985
This plan is concurrent

LOTS 771-777, 806, 807, 2084 BEING PART
SUBDIVISION PT. RS 36867



Planning Map 52

Schedule of Designations (See appendix A of the Plan)

Designation Number	Description
11	Twizel Area School
20	Police Station and Residence, Twizel
32	Twizel Exchange
47	Water Supply Plant
52	Ambulance Depot, Twizel
57	Water Supply Intake - Twizel

Schedule of Scenic Viewing Areas (See Appendix J of the Plan)

Site Number	Description
SV22	Twizel Information Centre
SV23	Market Place Twizel

PLEASE NOTE:

The Sites of Natural Significance, Scenic Viewing Areas and Lakeside Protection Areas shown on these Planning Maps have been taken from topographical maps (1:50000) prepared as part of Council's decisions on submissions to the Proposed District Plan. The topographical maps are available for inspection at the Mackenzie District Council offices, Main Street, Fairlie.