



Property Information

31 Piopio Street, Te Anau



Price	Price by Negotiation
Age	CCC issued 21 Nov 2011 14 years old
Legal Description	LOT 201 DP 413902
Record Of Title	490977
Land Area	1,050m ²
Building Area	240m ²
Bedrooms	3 + office
Bathrooms	2. Ensuite recently refurbished. Both bathrooms have walk-in tiled showers
Garaging/Laundry	Large double (7.98m x 7.98m) with internal access. 2.4 high door opening. Laundry located in garage. External door to clothes line. Automatic garage door opener
Cladding	James Hardie Linea fibre cement weather board & brick with plaster finish
Roof Cladding	Colorsteel
Joinery	Aluminium double glazed
Water heating	Gas
Heating	Diesel radiators throughout - can be split into 3 heating zones and can be programmed. Diesel boiler in garage, 500L tank located behind garage Underfloor heating under tiles in bathrooms, and kitchen Wall heat pump in living room Heat transfer from living room to hallway

Arizto Limited (the Agency) has not verified the information contained in this document, nor warrants it's accuracy.

The Agency is hereby indemnified of any errors in the document and will not be held accountable for any persons who rely on this document to complete their own due diligence.

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Kitchen	Gas hob
	Full oven plus half wall oven (F&P), rangehood (F&P)
	Dishwasher - recently serviced (Belling)
	Stone benchtops
	Soft close drawers
	2 X rubbish/recycling drawers
Fibre	Yes
Water Supply	Town
Waste water	Town
Sewage	Town
Rates	\$5,026.47
Environment Sthld Rates	\$686.22
Covenants	Yes - The Delta
Additional contents:	Ceiling fan, TV and bracket in living room, fitted speakers in living room and outdoor area, shelving in garage (x3)

Timeline taken from SDC Property File:

21 Nov 2011	CCC - New dwelling
13 Sep 2018	Install diesel boiler, radiators and 500L tank Remove wood burner and install gas fire

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