

# 5 Boyce Street Motueka

Enquiries Over \$549,000

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**Floor Area:** 120sqm (approx)

**Land Area:** 1/2 share of 809sqm (approx)

In central Mot, where calm meets cheer,  
A cul-de-sac retreat draws buyers near.  
With hardwood floors and sun that streams,  
This cosy home fulfils your dreams.  
Three bedrooms rest in comfort's grace,  
Two quite large—there's ample space!  
The wood burner glows, the French doors wide,  
Let sunlight dance on decks outside.  
Gas hobs await in the open-plan zone,  
With garden views to call your own.  
Fully fenced and neat as a pin,  
Just move right in—let life begin!



**Lillie Broster-Turley**

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Licensed Salesperson (REAA 2008)



**ARIZTO**



- ✓ A Low Fair Commission
- ✓ No Upfront Costs
- ✓ Free Marketing
- ✓ No Sale, No Fee





# The Details

Address	5 Boyce Street, Motueka
Certificate of Title	<u>NL9B/194</u>
Legal Description	Flat 1 DP 14278 on Lot 7 DP 6600 having 1/2 share in 809sqm
Zoning	Residential
Capital Value	\$500,000
Annual Rates	\$3245.24
Land Area (approx) sqm	½ Share of 809 sqm (approx)
Floor Area (approx) sqm	120sqm (approx)
Building age	1960-1969
Water Supply	Bore Water
Waste Water	Mains sewerage
Water Heating	Electric cylinder
Insulation	Underfloor and within the roof
Cladding	Roughcast
Roof	Tile
Joinery	Mixed wood and aluminium, single / double glazed
Foundation	Concrete piles
Bedrooms	3
Bathrooms	Shower, vanity, heater and separate toilet
Kitchen	Open plan kitchen and dining, gas hobs with electric oven
Heating	Wood-burner and heat-pump
Internet	Yes
Fencing	Yes
Garaging	Large carport for 2 cars + room for a caravan on the south side



## Continued...

Laundry  
Decking

Internal washroom with external door  
Yes on the North facing side with  
views to the ranges

Garden  
Contour

Low maintenance, mostly stones  
Flat land



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5 Boyce Street, Motueka

Disclaimer: drawings are approximate and for illustration purposes only. We take no responsibility for omissions and errors. All dimensions are measured internally, and floor areas reflect this. Measurements should be verified by the buyer.