

49/53 Parker Street Motueka

Enquiries Over \$559,000



Floor Area: 101sqm (approx)

Land Area: 0sqm (approx)

In sunny Motueka, where the gardens bloom wide,
This two-bed delight is your stress-free guide.
In Brown Acre's haven for those over fifty,
Life here is peaceful, practical, and nifty.
With sunshine that dances on light-filled walls,
And room to relax when the weekend calls—
The patio's perfect, the neighbours are kind,
A freehold retreat with ease redefined.



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Licensed Salesperson (REAA 2008)

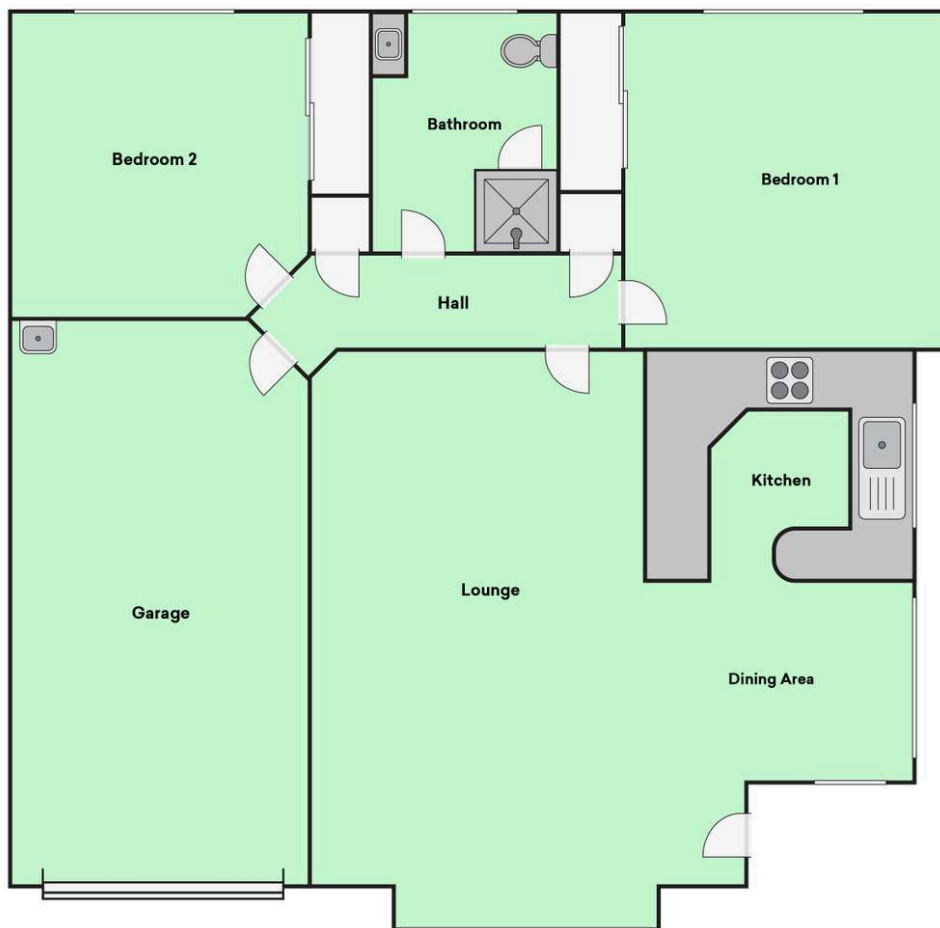
- ✓ A Low Fair Commission
- ✓ No Upfront Costs
- ✓ Free Marketing
- ✓ No Sale, No Fee

The Details

Address	49/53 Parker Street, Motueka
Tenure	Stratum in Freehold
Zoning	Residential
Capital Value	\$550,000
Body Corp Levie	\$4,200 (anually)
Annual Rates	\$3387.69
Land Area (approx) sqm	0sqm
Floor Area (approx) sqm	101sqm
Building age	2010-2019
Water Supply	Mains + tank for the garden
Waste Water	Mains
Water Heating	Electric
Insulation	Fully insulated
Cladding	Brick (good condition)
Roof	Tile (good condition)
Electrics	Up to date
Joinery	Double glazed aluminium
Foundation	Concrete pad
Bedrooms	2
Bathrooms	1 including shower, heated rails, toilet
Kitchen	Open plan with dining and living
Heating	Heat pump
Internet	Yes
Fencing	Partial fencing
Garage	Yes, single with roof access to mezzanine and internal access
Laundry	Internal within garage

Continued...

- Garden Harloom Peach tree and large garden shed, covered patio off bedroom, water tank for gardening
- Contour Flat land with views to Western Ranges





Brown Acres in a Nutshell

Key Points to Highlight for Buyers

1. Ownership & Legal Structure

The property is part of Body Corporate 431284, governed under the Unit Titles Act.

Buyers will own a unit title, which includes shared ownership of common areas and obligations under body corporate rules.

2. Financials & Levies

From the Pre-Contract Disclosure Statement (PCD V49 Hitchens 25sep25):

Annual levies: \$4,200 (includes insurance, maintenance, admin).

No current unpaid levies or special levies pending.

Healthy operating balance and contingency fund noted in the latest financials.

From the Brown Acre Village COC Year End Apr26:

Financials show prudent management, with clear breakdowns of income and expenses.

No red flags in terms of debt or mismanagement.

3. Long-Term Maintenance Plan (LTMP)

From the 2025 LTMP Final:

Covers 10 years of projected maintenance.

Key upcoming items: repainting of exterior trims (2027), driveway resealing (2029).

No major structural works or costly upgrades planned in the near term.

4. Operational Rules

From the Operational Rules Body Corporate 431284:

Quiet enjoyment is protected—no short-term rentals or disruptive commercial use.

Pets allowed with written consent.

Garden areas must be maintained in line with community standards.

5. Lifestyle & Community

From Lifestyle Living at Brown Acre Villas:

Emphasizes peaceful, semi-retired living with shared green spaces and a friendly neighbourhood vibe.

Community events and informal gatherings foster connection.

6. Recent Governance & Transparency

From the AGM Minutes (2023 & 2025) and Annual Reports:

No contentious issues or disputes.

Committee is proactive and communicative.

Maintenance and financials are reviewed annually with full transparency.

Extras to consider

Management Agreement: The draft outlines roles of the building manager—mostly admin and maintenance coordination. No unusual clauses.

Two Agreements PDF: Includes historical agreements—nothing binding or problematic for new owners.

No litigation or insurance issues reported in any documents.