



ARIZTO

Property information prepared for:
11 Field Terrace, Okiwi Bay

About Us

Welcome to the new era of Smarter Real Estate! We are very excited to have joined Arizto Real Estate which is making waves across New Zealand and now with our launch into the Nelson/Tasman Region. With many years of experience, we have come together collectively with the aim to change the common perspective of the real estate industry by providing a straightforward and professional quality service that locals can trust. It's time for a change and for the better! Let us help you navigate your real estate journey today.





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Notice of Disclaimer

To be read before reading the contents of the Memorandum

This Information Memorandum (the “Memorandum”) is in relation to the advertised property at, **11 Field Terrace, Okiwi Bay** (“the Property”) and has been prepared by Smarter Real Estate (“the Advisors”) for **Daryn Kim Lane and Tania Joy Lane** (“the owner”) on the basis of information provided to the Advisors by the Owner. This Memorandum is for use solely by selected parties in considering their interest in making an offer to acquire the property.

This Memorandum has been prepared solely to assist interested parties in deciding whether to express their interest in the assets and then making their own evaluation of the property and its assets. This Memorandum does not purport to contain all information that a prospective purchaser may require. In all cases, interested parties should conduct their own investigation, analysis and verification of the data contained in this Memorandum and the property. Neither the delivery of this Memorandum nor any contractual agreement concluded thereafter shall under any circumstances create any implication that there has been no change in the affairs or prospects of the property since the date of this Memorandum or since the date as at which any information contained in this Memorandum is expressed to be applicable.

The Advisors have not independently verified any of the information contained in this Memorandum. None of the Advisors or Owners make any representation or warranty as to the accuracy or completeness of the information contained in this Memorandum and none of the Advisors or Owners shall have any liability for any statements, opinions, information or matters (express or implied) arising out of, contained in or derived from, or for any omissions from, or failure to correct any information in this Memorandum, or any other written or oral communications transmitted to any recipient of this Memorandum in relation to the property.

Retention of this Memorandum will constitute acceptance by the recipient and readers of these terms and conditions and any recipients who do not accept any of the terms and conditions should return the Memorandum to the Advisors immediately.



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Property Information

Property Address	11 Field Terrace, Okiwi Bay
Certificate of Title	NL8A/965
Legal Description	Lot 2 Deposited Plan 13160
Capital Value	\$620,000
Annual Rates	\$1,853.45
Size of Land (sqm)	883
Size of Dwelling (sqm)	113
Age of Home	1988
Living Area	Open plan living
Bedrooms	3 Bedrooms
Bathrooms	1 Bathroom plus a Separate Shower and Second Toilet
Other Rooms	Office Nook, Separate Laundry
Sewage	Septic
Water Supply	Okiwi Bay Rates Association
Heating	Heat Pump and HRV System
Insulation	Walls and Ceiling
Water Heating	Electric
Foundations	Concrete
Roof	Iron
Exterior Cladding	Mixed
Joinery	Aluminum
External Features	BBQ Area, Decking, Landscaped Gardens
Garaging	Single Garage, Garden Shed, Wood Shed, Off-Street Parking



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The Chattels

Dishwasher, Wall Oven, Cooktop, Fixed Floor Coverings, Light Fittings, Garden Shed, Wood Shed, HRV System, Heated Towel Rails x2, Glass House, Garage Door Opener(s).

Fully Furnished

Tenancy Details

Vacant Possession



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The Property

Kitchen and Dining

At the heart of the home, the well-appointed kitchen offers excellent bench space, ample cabinetry, tiled flooring, and a practical layout that connects effortlessly to the dining and living areas. Equipped with a gas hob and electric oven, it's a space designed for both everyday cooking and entertaining. Large windows frame the surrounding landscape, bringing the outdoors in while filling the space with natural light throughout the day. An added bonus is the tucked-away office nook, providing a handy workspace or additional storage area to keep everyday living organised and clutter-free.





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The Property

Living Room

The spacious living area offers a warm and inviting space for the whole family to relax and unwind. Generous in size and filled with natural light, the room is perfectly positioned to capture the surrounding outlook, with large windows framing beautiful green hillside views and views out to the sea and beyond. The open layout creates an easy flow between the kitchen, dining, and living spaces, making everyday living and entertaining effortless. With plenty of room for multiple seating areas, this comfortable living zone is the perfect place to gather with family or simply sit back and enjoy the peaceful scenery.



The Property



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Bedrooms

The home offers three comfortable and well-proportioned bedrooms, each filled with natural light and peaceful green outlooks. The generous master bedroom provides a relaxing retreat, while bedroom two enjoys the added benefit of a skylight, creating a bright and airy space. The third bedroom is also well-sized and versatile, ideal for family or extra guests.



The Property



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Bathroom and Laundry

The bathroom is neat and functional, featuring a shower and vanity with storage, while a separate toilet adds extra convenience for everyday living. The home also offers a separate laundry, which includes an additional shower and toilet, providing excellent practicality for busy households or guests.





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The Property

Grounds and Exterior Features

The home enjoys a beautiful outdoor setting, with a wrap around patio and deck area that provides the perfect spot for outdoor dining, entertaining, or simply relaxing while taking in the surrounding scenery. Established gardens and lush native plantings create a private and tranquil environment, while the elevated position captures stunning views of the bay.





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The Property

Grounds and Exterior Features

The property also offers a generous paved driveway with plenty of off-street parking, including ample space for a boat and caravan. A single internal access garage, additional gravel parking area, a garden shed, and a handy outdoor fish filleting bench add further practicality.



The Property



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Additional Exterior Photos





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**Priced By
Negotiation**

**Want to book a
viewing?**

Electra Trewavas
Licensed Salesperson

021 025 73438

electra.t@arizto.co.nz

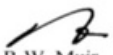
Arizto Real Estate (Smarter Real Estate) Licensed REAA 2008



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **NL8A/965**

Land Registration District **Nelson**

Date Issued 15 June 1987

Prior References

NL6D/6

Estate Fee Simple

Area 883 square metres more or less

Legal Description Lot 2 Deposited Plan 13160

Registered Owners

Daryn Kim Lane and Tania Joy Lane

Interests

272655.1 Land Covenant - 29.9.1987 at 10:46 am

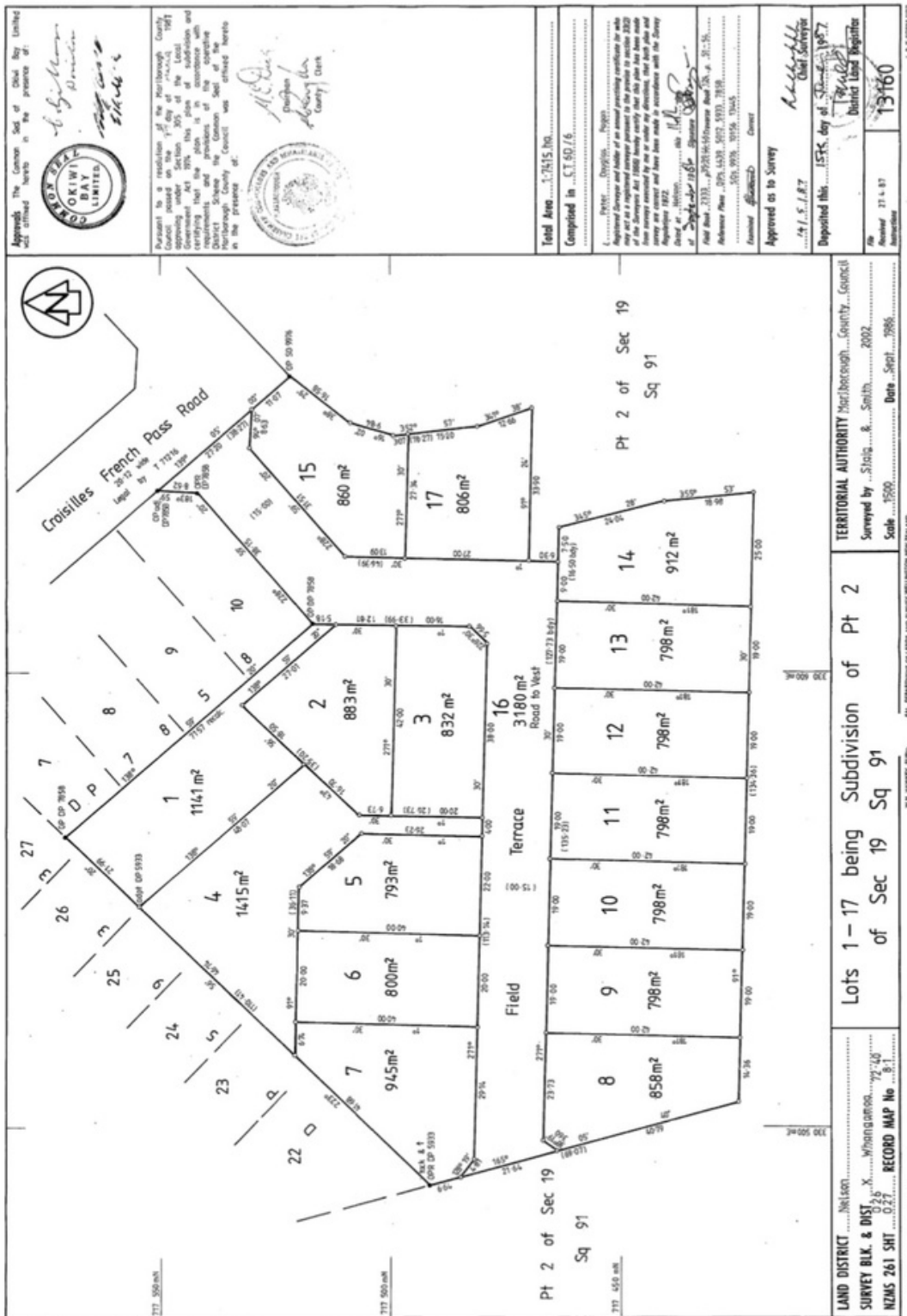
Certificate of Title



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Identifier

NL8A/965



Aerial



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Floor Plan



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11 Field Terrace, Okiwi Bay

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.



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Our Team



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