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Key Information for Buyers

6/28 Beveridge Street, Christchurch Central

Property Snapshot

- 3-bedroom townhouse
 - Approx. 111m² floor area
 - Built mid-1990s (title issued December 1994)
 - One of 8 units in a professionally managed complex
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Building Report Summary (April 2026)

- Overall condition: **sound and well maintained**
- No significant structural issues identified
- AAC cladding with cavity system in **good condition**

Kitchen moisture (previously noted):

- Issue identified at time of inspection
 - **Now resolved by a plumber**
 - Written confirmation available
 - **No ongoing leak or elevated moisture readings**
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Cladding & Weathertightness

- AAC panel cladding with cavity system
 - No record of recladding
 - **No known weathertightness issues or claims**
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Body Corporate

- Body Corporate 67724
- 8 units in total
- Professionally managed

Levies:

- Approx. **\$3,800 per year** (~\$74/week)

Covers:

- Insurance
 - Exterior cleaning (gutters/building wash)
 - Management fees
 - Long-term maintenance fund
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Maintenance & Planning

- Long-term maintenance plan in place
 - Routine annual maintenance ongoing
 - **Roof painting planned around 2028**
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Insurance

- Full body corporate building insurance in place
 - Annual premium approx. **\$17,977**
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Body Corporate Rules (Key Points)

- Residential use only (no short-term letting/Airbnb)
 - Pets require body corporate approval
 - No nuisance (noise, disruption, etc.)
 - External appearance must remain consistent
 - Contractor and external works may require approval
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Overall Position

- Solid 1990s construction, updated for modern living
 - Low-maintenance, practical property
 - No outstanding defects identified
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Pricing

The property is available for **\$757,500**.

This reflects:

- The vendor's intention to **achieve a prompt sale**
 - A fully transparent information pack provided to buyers
 - Positioning relative to current market conditions
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Final Note

All information is based on available reports and documentation. Buyers are encouraged to complete their own due diligence.