



ARIZTO

Information booklet

1/40 Teece Drive

For Sale

Team MM

Marion

022 099 0390

Marcelle

027 552 8787





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 1/40 Teece Drive, Motueka (the “Property”) and has been prepared by the Arizto Limited (“the Advisors”) for (“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 all 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 this 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 (expressed or implied) arising out of, contained in or derived from, or for any omissions from, or failure to correct any information 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.

Property Information

Property Address	40 Teece Drive, Motueka
Certificate of Title	749854
Legal Description	LOT 1 DP 501563-SUBJ & INT IN ESMT
Rates Title Type	\$4,395.57 Freehold
Zoning	Residential
Capital Value	\$670,000 Land Value \$370,000 Improvements \$300,000
Size of Land	304sqm
Size of Dwelling	130sqm
Age of Home	2017
Garaging/ Carparks	Single car garage
Roof	Colorsteel
Exterior Cladding	Linear board and roughcast
Joinery	Aluminium
Wastewater	Mains
Water Supply	Bore/well - pump
Living Areas	Open plan
Bedrooms	Two with built in wardrobes
Bathroom	One bathroom with shower, separate toilet
Insulation	Healthy home compliant.
Internet	Fibre connected
Heating	Heat pump
Water Heating	Cylinder
Fencing	Partially fenced
External features	Private courtyard. Handy to golf course
Chattels	Dishwasher, Heat Pump, Blinds, Drapes, Extractor Fan, Garage Door Remote, Rangehood, Fixed Floor Coverings, Light Fittings, Oven, Hob, Smoke Detectors

Price Offers Over \$675,000