



ARIZTO

Information booklet

28a Poole Street

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 28a Poole Street, 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.

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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	28a Poole Street, Motueka
Certificate of Title	NL8A/248
Legal Description	FLAT 2 DP 12839 HAVING 1/3 INTEREST IN 1619 SQ METRES BEING PT DP 1973
Rates Title Type	\$3,864.23 Crosslease
Capital Value	\$445,000 <i>Land Value</i> \$160,000 <i>Improvements</i> \$285,000
Size of Dwelling	100sqm
Age of Home	1980s
Garaging/ Carparks	Single garage
Roof	Decramastic tile
Exterior Cladding	Hardiplank
Joinery	Aluminium
Wastewater	Mains
Water Supply	Mains
Living Areas	Open plan with dining area
Bedrooms	Two bedrooms with built-in wardrobes
Bathroom	One bathroom with shower and WC and a second separate WC with hand-basin
Insulation	Ceiling, Underfloor and walls
Internet	Fibre and cell reception
Heating	Wood burner and Heat Pump
Water Heating	Cylinder—18months old
Fencing	Fully Fenced
External features	Deck, Private
Other	Conservatory
Chattels	Dishwasher, Blinds, Light Fittings, Oven & Hobb, Smoke Detectors, Heat Pump, Curtains, Extraction Fan, Rangehood, Garden Shed, Home Ventilation System, Drapes, Fixed Floor Coverings, Heated Towel Rail
Price	Offers Over \$525,000