



# ARIZTO

## Information booklet

# 102 Fergusson Street

### **Team MM**

**Marion**

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**Marcelle**

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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

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(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

|                                          |                                                                                                                                                                                                                                 |
|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Property Address</b>                  | 102 Fergusson Street, Nelson                                                                                                                                                                                                    |
| <b>Legal Description</b>                 | LOT 15 DP 328824                                                                                                                                                                                                                |
| <b>Certificate of Title   Title Type</b> | 117687   Freehold                                                                                                                                                                                                               |
| <b>Rates   Zoning</b>                    | \$4436.21   Residential                                                                                                                                                                                                         |
| <b>Capital Value</b>                     | <i>\$840,000</i> Land Value <i>\$385,000</i> Improvements <i>\$455,000</i>                                                                                                                                                      |
| <b>Size of Land</b>                      | 588 sqm                                                                                                                                                                                                                         |
| <b>Size of Dwelling</b>                  | 166 sqm                                                                                                                                                                                                                         |
| <b>Age of Home</b>                       | 2004                                                                                                                                                                                                                            |
| <b>Garaging/ Carports</b>                | Double garage                                                                                                                                                                                                                   |
| <b>Roof</b>                              | Colorsteel                                                                                                                                                                                                                      |
| <b>Exterior Cladding</b>                 | Plaster finish over hardibacker with a cavity                                                                                                                                                                                   |
| <b>Joinery</b>                           | Aluminium                                                                                                                                                                                                                       |
| <b>Wastewater</b>                        | Mains                                                                                                                                                                                                                           |
| <b>Water Supply</b>                      | Mains                                                                                                                                                                                                                           |
| <b>Living Areas</b>                      | Separate lounge, large dining area                                                                                                                                                                                              |
| <b>Bedrooms</b>                          | There are three bedrooms, one is a double bedroom with ranch slider, walk in Wardrobe, ensuite and two double bedrooms with double wardrobe                                                                                     |
| <b>Bathroom</b>                          | Family bathroom separate shower and bath and toilet                                                                                                                                                                             |
| <b>Insulation</b>                        | Ceiling and underfloor                                                                                                                                                                                                          |
| <b>Internet</b>                          | Fibre and cell reception                                                                                                                                                                                                        |
| <b>Heating</b>                           | Ceiling fan and Heat pump                                                                                                                                                                                                       |
| <b>Water Heating</b>                     | Hot water cylinder                                                                                                                                                                                                              |
| <b>Fencing</b>                           | Fully fenced with sliding gate, dog proof                                                                                                                                                                                       |
| <b>External features</b>                 | Deck                                                                                                                                                                                                                            |
| <b>Chattels</b>                          | Dishwasher, Blinds, Curtains, Drapes, Waste Disposal Unit, Light Fittings, Oven + Ceramic Hob, Heat Pump, Rangehood, Garden Shed, Garage Door Remote, Fixed Floor Coverings, Heated Towel Rail<br>- Central vacuum doesn't work |
| <b>Notes:</b>                            |                                                                                                                                                                                                                                 |

**Price** Offers Over \$799,999