



## Property Information

# 19 Henry Street, Te Anau

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Price             | \$709,000                                                         |
| Age               | House built 1985 (41 years old)    Garage built 1986              |
| Legal Description | Section 846 Block I Manapouri Survey District                     |
| Record Of Title   | SL6D/409                                                          |
| Land Area         | 704 sqm                                                           |
| Building Area     | 93 sqm+/- house + 48 sqm+/- garage                                |
| Bedrooms          | 3 double bedrooms with wardrobes                                  |
| Bathrooms         | Family bathroom with shower and vanity (NEW 2025) Separate toilet |
| Laundry           | Separate                                                          |
| Hot water         | Electric                                                          |
| Heating           | Yunca multi-fuel and wall mounted heat pump, both in living room  |
| Cooking           | Stove, rangehood                                                  |
| Joinery           | Single glazed aluminium, dining room window is double glazed      |
| Cladding          | House : Weatherside    Garage : Hardyplank                        |
| Roof Cladding     | House : Galvanised corrugated iron    Garage : corrugated iron    |
| Garaging          | Detached double with power                                        |
| Sewage & Water    | Town                                                              |
| Covenants         | No                                                                |
| Fibre             | Yes                                                               |
| Insulation        | Not sighted - purchasers to complete own Due Diligence            |
| Rates             | SDC: \$5,204.48    Environment Southland: \$499.74                |
| Stormwater        | Unkown - no information on council file                           |
| Capital Value     | \$580,000                                                         |

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