



ARIZTO

Information booklet

21 Douglas 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 21 Douglas Street, Nelson (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	21 Douglas Street, Nelson
Legal Description	LOT 2 DP 19229
Certificate of Title Title Type	NL12C/1119 Freehold
Rates Zoning	\$4929.02 Residential
Capital Value	<i>\$990,000</i> Land Value <i>\$470,000</i> Improvements Value <i>\$520,000</i>
Size of Land	221 sqm
Size of Dwelling	1,993 sqm
Age of Home	1920s
Garaging/ Carparks	Double garage
Roof	Long run Iron
Exterior Cladding	Solid Stucco
Joinery	Wood
Wastewater	Mains
Water Supply	Mains
Living Areas	There are two living areas
Bedrooms	Five bedrooms
Bathroom	Family bathroom (includes toilet) and there is also a separate toilet
Insulation	Fully insulated top moisture underneath And polystyrene and bottom 6 inch wool batts in ceiling
Internet	Cell reception
Heating	Gas fire, log fire and heat pump
Water Heating	Solar power
Fencing	Partial fencing
Other	Sleep out - Ideal for office or hobby room 15 solar panels 1 battery 9 kilowatt Sunny day 6.5 kw battery can store 9.9 k watt Can sell back to grid.
Chattels	Dishwasher, Light Fittings, Wall/Under Bench Oven, Smoke Detectors, Heat Pump, Curtains, Extractor Fan, Rangehood, Garden Shed, HRV System? Cooktop/Hob, Garage Door Remote, Drapes, Fixed Floor Covering, Heated Towel Rail, Bathroom Extractor

Notes:

Price Offers Over \$995,000