

PROPERTY INFORMATION SHEET



Address: 9 Kelsi Street, Tawhero, Whanganui @ 28-Aug-2026

The EPOA's have passed on and advised the following information on the property to the best of their knowledge and in good faith, and some information is unverified unless supporting paperwork provided by the owner. The following information is also from independent research conducted by the listing salesperson and Arizto Real Estate Limited. Buyers to also please seek independent expert advice and perform your own due diligence. The parties above accept no responsibility for errors, omissions or misinterpretations.

Reason for sale:	Owner has moved into a retirement village - family have EPOA so selling on behalf.		
Residential Property Type	☒ House ☐ Apartment ☐ Townhouse ☐ Unit ☐ New Build ☐ Section ☐ 1 HA+ with dwelling ☐ 1HA+ Bare Land ☐ Owner Occupied ☐ Tenanted ☒ Vacant		
Legal Description, RV and Rates	Legal Desc: LOT 13 DP 81667 Record of Title/Identifier: WN48B/160 Val Reference: 13140/70900 Building Age (Circa): 2003 Current RV: \$710,000 @ 1-Sep-25 Land Value \$240,000 Improvements \$470,000	Rates: @ 1-Jul-26: Whanganui District Council: \$4,567.91 Horizons Regional Council: \$674.17 Total Rates: \$5,242.08 ☒ Freehold ☐ Leasehold ☐ Cross Lease (Freehold) ☐ Cross Lease (Leasehold) ☐ Unit Title Stratum (in Freehold) ☐ Unit Title Stratum (in Leasehold)	
Specs	Floor Area +/- 193 (m2) Land Area +/- 570 (m2) Bedrooms 3 Office/Study 0 Bathrooms 2 Toilets 2 Living 2 Kitchen/Dining 1 Laundry 1	☒ Separate Bath ☒ Separate Shower x2 ☒ Dining <i>open plan</i> ☒ Family <i>open plan</i> ☒ Lounge ☒ Double Garage	☐ Greenhouse ☒ Water softener ☐ Studio ☐ Sleepout ☐ Ramp access ☐ Porch ☒ Garden Shed ☐ Swimming Pool ☒ Covered Patio ☐ Conservatory ☒ Clothesline ☐ Woodshed
Water Heating	☒ Electric ☐ Gas Mains ☐ Gas Bottles ☐ Solar - ☐ Owned or ☐ Leased - Number of panels: <i>Water Heating (additional notes such as other system, upgrades, cylinder or continuous flow)</i> Notes: Rheem mains pressure electric cylinder 180 litre (2003) in hallway cupboard.		
Home Heating & Ventilation systems	☒ Heat pump ☐ Heat Transfer ☐ Wall panel electric heater ☐ Gas Heater ☐ DVS ☐ Nightstore electric heater ☒ HRV ☐ Electric flame effect fire ☐ Under Floor heating Heat pump intsalled 2017. Old gas heater in family/dining + gas conection disconnected for the property when the heat pump was installed. HRV filters replaced May 2024. (unverified)		
Internet	☒ Fibre Broadband ☐ ADSL ☐ VDSL ☐ Rural Broadband ☐ Wireless ☐ None		
Insulation (unverified)	Ceiling: ☒ Yes ☐ No ☐ Unknown Type/Age: original R1.9 fibreglass ceiling batts Floor: ☐ Yes ☐ No ☒ N/A Type/Age: N/A - concrete slab foundation Walls: ☒ Yes ☐ No ☐ Unknown Type/Age: original R1.8 fibreglass wall batts		
Water Supply	☒ Council Mains ☐ Metered ☐ Artesian ☐ Restricted feed ☐ Metered ☐ Bore - depth ☐ Tank/sTank size: _____ ☐ Water Rates: N/A	☐ Protected Trees: N/A ☒ Fruit Trees & Berries Lemon, plum, mandarin, apple, persimmon, passionfruit vine.	
Sewage	☒ Council Mains ☐ Private Septic System - ☐ Tank or ☐ Disposal field type Last Service Date _____ Service Contract _____		
Foundations (council file)	☐ Timber Piles ☒ Concrete Slab (Ribraft) Notes: 100mm concrete slab ☐ Unknown ☐ Brick Piles ☐ Concrete Ring		
Roof (council file)	☐ Colorsteel ☐ Corrugated Iron ☐ Clay tile ☒ Steel Colourtile ☐ Concrete/Clay Tile ☐ Other: Zincalume	☒ House Roof Age: Original 2003	
Joinery	☐ Timber ☒ Aluminium ☒ Single glazed ☐ Double glazed		

Cladding (council file)	☐ Stucco/Roughcast ☒ Brick Veneer ☐ Board & Batten ☐ Weatherboard ☐ Split stone ☐ Concrete Block ☐ Timber Weatherboard						
Outbuilding(s)	☐ Old storage shed ☐ Woodshed ☐ Mudroom ☒ Gazebo ☒ Garden shed ☐ N/A						
Under Floor & Ceiling Access	✓ Floor: N/A - concrete slab foundation ✓ Ceiling: Ceiling access is in the garage						
Plumbing (unverified)	Plumbing - Original. Intermittent leak in ceiling above master bathroom shower was repaired 21/08/2026. Laundry tub hot tap repaired 21/08/2026.						
Electrical (unverified)	Electrical - Original. Powerboard is in the garage.						
Standard Chattels covered under vendor warranties	<table border="0"> <tr> <td> ☒ Dishwasher ☐ Blinds ☐ Alarm ☒ Waste disposal unit ☒ Light fittings ☒ Washing machine ☐ Oven + Hob ☐ Wall/under bench oven ☐ Smoke detectors ☐ Blinds (motor driven) ☐ Window coverings </td> <td> ☒ Heat pump ☒ Curtains ☐ Extractor fan ☒ Rangehood ☒ Garden shed ☐ Dryer ☒ Home ventilation system ☐ Cooktop/hob ☐ Security alarm ☐ Curtains (motor driver) ☐ Automatic garage door facility </td> <td> ☒ Stove ☒ Drapes ☒ Garage door opener ☒ Fixed floor coverings ☒ Fridge ☐ Pool coverings ☒ Heated towel rail x2 ☐ Kitchen waste disposal ☒ Garage door remote x2 ☐ Bathroom extractor fans </td> <td> Additional Chattels (covered under vendor warranties) Door bell As Is Condition Chattels (excluded from vendor warranties) Alarm Bathroom wall heaters x2 Kitchen venetian blinds Smoke detectors x4 Water softener Gas heater (disconnected) Garden hose (rear) Water sprinkler system Clothesline Worm farm composter Gazebo Wardrobe system in main bedroom </td> </tr> </table>			☒ Dishwasher ☐ Blinds ☐ Alarm ☒ Waste disposal unit ☒ Light fittings ☒ Washing machine ☐ Oven + Hob ☐ Wall/under bench oven ☐ Smoke detectors ☐ Blinds (motor driven) ☐ Window coverings	☒ Heat pump ☒ Curtains ☐ Extractor fan ☒ Rangehood ☒ Garden shed ☐ Dryer ☒ Home ventilation system ☐ Cooktop/hob ☐ Security alarm ☐ Curtains (motor driver) ☐ Automatic garage door facility	☒ Stove ☒ Drapes ☒ Garage door opener ☒ Fixed floor coverings ☒ Fridge ☐ Pool coverings ☒ Heated towel rail x2 ☐ Kitchen waste disposal ☒ Garage door remote x2 ☐ Bathroom extractor fans	Additional Chattels (covered under vendor warranties) Door bell As Is Condition Chattels (excluded from vendor warranties) Alarm Bathroom wall heaters x2 Kitchen venetian blinds Smoke detectors x4 Water softener Gas heater (disconnected) Garden hose (rear) Water sprinkler system Clothesline Worm farm composter Gazebo Wardrobe system in main bedroom
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Excluded Chattels	N/A <i>*Chattels sold in 'as is' condition are excluded from Vendor Warranties Clause 7.3(1) within a Sale and Purchase Agreement which states: The chattels included in the sale listed in Schedule 2...are delivered to the purchaser in reasonable working order...in their state of repair as at the date of this agreement...but failure to do so shall only create a right of compensation'.</i>						
Keys/Access Cards/Door Codes* Are there keys available to all external doors, garage/ranch/french/security? ☒ No ☐ Yes Yes for front door, which also opens garage rear door. 2x garage door remotes. No key for the laundry door exterior lock *Locks that have no key(s) are excluded from Clause 3.4 within a Sale and Purchase Agreement which states: 'On the settlement date, the vendor shall make available to the purchaser keys to all exterior doors that are locked by key, electronic door openers to all doors that are opened electronically and the keys and or/security codes to any alarms at the date of this agreement...but failure to do so shall only create a right of compensation							
Unit titles: The client(s) has provided a signed, dated and completed pre-contract disclosure ☒ N/A ☐ No ☐ Yes							
Goods and Services Tax (GST): For the purposes of this transaction the client(s) is/are registered for Goods & Services Tax (GST)? ☒ No ☐ Yes GST Number:							
Health and Safety: <table border="0"> <tr> <td> ☐ No ☒ Yes – Is the access way clear? ☒ No ☐ Yes – Is the access way steep? ☒ No ☐ Yes – Dogs present on site? ☐ No ☒ Yes – Have cupboards been checked for items that may fall out? </td> <td> ☒ No ☐ Yes – Are there any chemicals/cleaning products within reach of children? ☒ No ☐ Yes – Are there any maintenance issues eg; broken steps, loose railings, disturbed asbestos? ☒ No ☐ Yes – Any other potential hazard(s) identified by the client? Notes: n/a </td> </tr> </table>				☐ No ☒ Yes – Is the access way clear? ☒ No ☐ Yes – Is the access way steep? ☒ No ☐ Yes – Dogs present on site? ☐ No ☒ Yes – Have cupboards been checked for items that may fall out?	☒ No ☐ Yes – Are there any chemicals/cleaning products within reach of children? ☒ No ☐ Yes – Are there any maintenance issues eg; broken steps, loose railings, disturbed asbestos? ☒ No ☐ Yes – Any other potential hazard(s) identified by the client? Notes: n/a		
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What are the neighbours like and are they owner occupiers or renting? Vendor comments: Owner occupiers to either side, and generally in the street. All quiet, friendly.							
More information from the vendor: - Hoya plant in kitchen does flower - plant is approx 50 years old and has been in the kitchen for approx 20 years. Very slow growing and trimmed periodically. - Carpet in fair condition.		COUNCIL PERMITS & CONSENTS ON FILE 2003 - BC3/0526 New Residential Dwelling - \$100001 - \$200000 To build a new residential house with attached garage - CCC with no Conditions					
DISCLOSURES - please ask the salesperson and they will be emailed to you.							