

PROPERTY INFORMATION PREPARED
FOR:

5 KEA STREET,
STOKE

PRICE BY
NEGOTIATION



ARIZTO

*Amanda
Palmer*



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The After-school Favorite

Set in a sought-after Stoke location, this freehold home delivers the space, flexibility and comfort families are searching for in Nelson. Ready for you to move in and enjoy, it offers multiple living areas, great separation and room for everyone to spread out and feel at home. This is the kind of home families hold onto – the place where the kids want to stay close, bring their friends around and fill the house with life.

With multiple living spaces, easy indoor-outdoor flow and spaces for everyone to retreat when needed, it's perfectly set up for growing families and multi-generational living alike.

Designed for easy year-round entertaining, the living spaces flow effortlessly to sheltered outdoor areas and a private courtyard, creating the perfect setup for family gatherings, BBQs or relaxed evenings with friends.

The flexible layout works brilliantly for modern living, with spaces ideal for working from home, teenagers wanting their own retreat or extended family needing extra room. The sleepout adds even more versatility, while the main bedroom enjoys the comfort and privacy of its own ensuite.

Outside, the large flat front lawn is perfect for kids and pets, kicking a ball around or setting up the basketball hoop for after-school shots. A garage, off-street parking and fully fenced section complete the practical appeal.

Located close to popular schools, parks, cafés and Stoke shopping centre, this is a home that combines lifestyle, convenience and family living in one of Nelson's most desirable locations.



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Property Information

Property Address	5 Kea Street, Stoke, Nelson
Certificate of Title	NL142/32 Freehold
Legal Description	LOT 7 DP 5608
Zoning	Residential
Capital Value	\$780,000
Annual Rates	\$4,795.06
Size of Land (sqm)	819 m2
Size of Dwelling (sqm)	180 m2
Age of Home	1958
Living Area	Open plan living, and dining
Bedrooms	3 Bedrooms plus a sleepout
Bathrooms	2 Bathrooms recently upgraded fixtures
Insulation	Good
Wastewater	Connected - Waste Water Charge/Residential
Water Supply	Nelson City Council - Connected. Water charges billed separately.
Internet	Fibre
Heating	2 heatpumps in main dwelling plus 1 in the sleepout
Water Heating	Electric
Roof	Steel/G-Iron
Exterior Cladding	Roughcast etc
Joinery	Wooden Single glazed
Garden	Flat with established hedging in front. Rear entertaining area is fully fenced for pets. Vegetable gardens have been built and left for you to plant your own crops and a compost bin remains.
Garaging/parking	Single garage with parking for one vehicle inside. A large workshop and sleepout are also connected. Parking for multiple vehicles off street with space to maneuver.



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**3 Bedrooms +
Sleepout**



2 Bathrooms



1 Garage

Chattels:

Dishwasher, Heat pumps, Blinds, Curtains, Fixed floor coverings, Light fittings, Rangehood, Home ventilation system, Heated towel rail, Wall/under bench oven, Cooktop/hob, Smoke detectors



ARIZTO



5 Kea Street, Stoke

Disclaimer: drawings are approximate and for illustration purposes only. We take no responsibility
All dimensions are measured internally, and floor areas reflect this. Measurements should be veri



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **NL142/32**

Land Registration District **Nelson**

Date Issued 28 April 1958

Prior References

NL138/27

Estate Fee Simple
Area 819 square metres more or less
Legal Description Lot 7 Deposited Plan 5608

Registered Owners

Darryl Rex Thomas and Allison Louise Thomas

Interests

01/56 Notice imposing Building Line Restriction

Fencing Agreement in Transfer 64983 - 28.4.1958

9203159.3 Mortgage to ASB Bank Limited - 2.11.2012 at 10:54 am



General Property Information: 1966006900

Property

Valuation No	1966006900
Location	5 Kea Street, Nelson
Legal Description	LOT 7 D P 5608
Area (Hectares)	0.0819

Rates

Government Valuation

Land	485,00
Improvements	0
Capital Value	295,00
Current Rates Year 2025 to 2026	0
	780,00

Planning/Resource Management

No information located

Building

20/07/04 BUILDING CONSENT 040797 : Alterations & Additions to Kitchen & Conservatory : Code Compliance Certificate issued by Certifier 26/04/05

31/10/90 BUILDING PERMIT J17533 EXTEND DWELLING : APPROVED F/INSPECTION DATE: 16/7/92

15/03/84 BUILDING PERMIT B080393 INSTALL WOODBURNER : APPROVED KENT LOGFIRE

12/06/67 BUILDING PERMIT B082211 ERECT CARPORT : APPROVED F/INSPECTION DATE: 17/8/67

BUILDING PERMIT 4544 ADDITION TO DWELLING : APPROVED

13/02/195 BUILDING PERMIT 700 ERECT DWELLING : APPROVED

9

29/08/195
Licences

7

No information located

Sewer and Drainage

No information located

Land and Building Classifications

No information located

Transport

No information located

Special Land Features

No information located

Swimming Pools

No information located

Natural Hazards

No information located

Other

24/09/12 LIM APPLICATION L120379L120379 : LAND INFORMATION MEMORANDUM

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ARIZTO

Amanda Palmer

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This property is marketed as
Price by Negotiation

To Book a
private viewing

Please make contact today.



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Notice of Disclaimer

To be read before reading the contents of the Memorandum

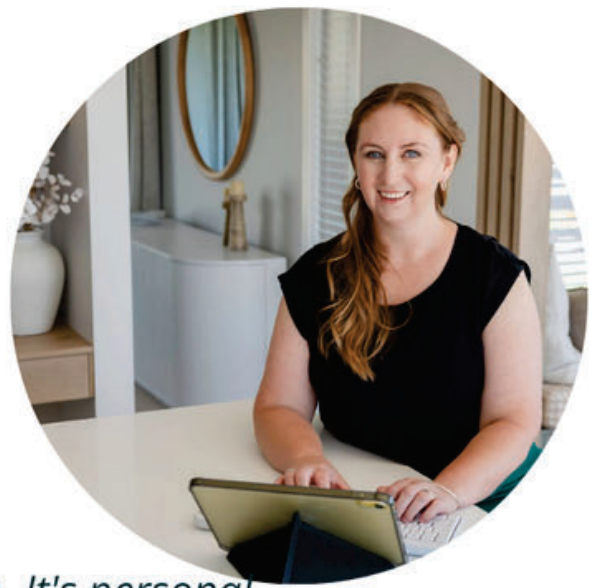
This Information Memorandum (the “Memorandum”) is in relation to the advertised property at **5 Kea Street, Stoke, Nelson** (“the Property”) and has been prepared on the basis of information provided to the Advisors by the Owner. This Memorandum is for use solely by selected parties in considering their 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 the 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 the 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 (express or implied) arising out of, contained in or derived from, or for any omissions from, or failure to correct any information in this Memorandum, or any other written or oral communications transmitted to any recipient 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.

ABOUT ME:



Selling your home is more than a transaction. It's personal.

For more than 20 years I worked in the travel industry, helping people create experiences and memories. During that time, I watched technology transform the way the logistics happened. Paper tickets became electronic tickets, lengthy processes became streamlined, and information became instantly accessible.

The value technology brought wasn't in replacing people. It was in making transactions faster, improving access to information, and creating more choices. As options increased, so did the need for guidance, support, and someone who could help people navigate those choices to achieve the best outcome.

I've found the same is true in real estate.

After several years in the industry, I've come to believe the future of real estate lies in using smart technology to improve communication, increase transparency, and respect people's time. That's why I've partnered with Arizto. Their technology, support, and systems allow me to focus on building relationships, providing guidance, and creating a better experience for my clients.

No meetings for meetings' sake. No old school sales pitches. Just genuine communication, flexibility, accountability, and trust.

Like travel, the value isn't in the booking system. It's in having a professional who understands your goals, curates the experience, and guides you through the journey. Every seller, buyer, partner, child, and family member has their own concerns, hopes, and expectations. That's why being a real people person matters.

I'm proud to receive positive reviews from both sellers and buyers because I genuinely care about the people involved, the homes they entrust me with, and the outcomes we achieve together.

Modern. Transparent. People focused. Fairly priced.

Welcome home.

"A home isn't just your biggest asset.
It's your safe place. Your sanctuary.
The backdrop to your memories."

STEPS TO PURCHASE

The Arizto sales pipeline

1: Let your local Arizto agent know

As a purchaser, you will have access to our streamlined online offer process.

You will receive an email asking for the details needed to submit your offer. Once your offer has been accepted by the vendor its time to read the Sale & Purchase Agreement, ready for signing.

If you have any questions at all, let your Arizto agent know.



2: Online signing

When your offer has been accepted you will be notified with an email, and a link to take you to sign online. You will also receive an email from your Arizto agent with a step by step process of how to sign online, super easy!

Once signed your Sale & Purchase Agreement will be sent to the Solicitors awaiting conditions approval.

This is an exciting but also nervous time while you wait, if you have any questions at all just let your Arizto agent know.

You will be kept updated on the progress as it happens.

Don't forget, until a contract is declared unconditional the property is still on the market and can accept back up offers.



3: Approve conditions

Some common conditions include:

- Finance
- LIM
- Building report
- Independent Valuation
- Sale of purchasers property

Once your all your conditions have been approved the contract will be declared unconditional, and the deposit paid.

Before settlement day your Arizto agent will organise a pre settlement inspection.

4: Get the keys to your new property

Upon settlement day you will receive the keys to your new home.

- Solicitor execution
- Confirmation of Title
- Payment confirmed
- You're good to go

Your agent will organize meeting you at the property at a time that suits you to handover the keys so you can enjoy your new life, in your new home.



CONTRACT TERMS

Common contract terms:

Under Offer:

What does "under offer" actually mean? When a property is 'under offer', it means a wishful buyer has submitted an offer for the seller to consider. But, while both parties have agreed on a price and terms and conditions, the contract isn't finalised and the sale hasn't been completed until the Sale & Purchase Agreement has been signed by both parties, therefore forming a contract.

Contract Conditions:

Conditions are terms which are included in an Agreement for Sale and Purchase, which give the purchaser time to decide if that property is right for them, before they commit to the purchase.

The most common conditions are, Finance, LIM report, Builders report, Independent valuation & Sale of purchasers property. If you want a special condition always ask as they can be prepared for you and inserted in the document.

Under Contract:

"Under contract" in real estate means that a seller accepts an offer from a buyer to purchase their home.

However, the home isn't considered sold until all of the conditions (if any) on the property are met. Therefore back up offers can be accepted, and if the current contract does not go unconditional the back up offer will come into play.

If there are no conditions on a contract it is declared unconditional and the property is sold.

Unconditional:

As its name implies, an unconditional contract contains no conditional clauses – meaning outside of a Buyer's right under legislation, the Buyer must settle the property regardless of whether their finance is approved or not and whether the physical condition of the Property is acceptable or not.

If you have any questions at all about how a Sale & Purchase Agreement works ask your agent questions, and get legal advice if you feel you need to.

Multi Offer:

In a multi-offer situation, the seller can choose the offer that works best for them from a number of offers. If you are a buyer in a multi-offer process, you need to put your best offer forward because you may not have another opportunity to increase your offer.

If there are no other offers at the time of yours an agent can not tell you it is a multi offer situation. If another offer comes in before your offer is signed the agent will let you know, and ask if you would like to review your current offer as it is now a multi offer situation.



Thinking of Selling?

- ✓ Low & Fair Commission*
- ✓ Premium Marketing
- ✓ No Upfront Costs
- ✓ No Sale, No Fee

 **ARIZTO**

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*Admin Fee + T&C's Apply

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