

33 VALLEY HEIGHTS RD, BEACHVILLE

DEADLINE SALE 11TH AUGUST AT 2:00PM
(UNLESS SOLD PRIOR)



ARIZTO

*Amanda
Palmer*



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Modern Living. Stunning Views. Walk to the City.

DEADLINE SALE 11th August at 2:00pm (unless sold prior)

Positioned in a quiet cul-de-sac, 33 Valley Heights Rd offers modern, low-maintenance living with expansive views, good natural light and a location that's hard to beat.

A nearby walkway provides an easy shortcut into Nelson City, making the walk even quicker. You're also just minutes' drive from the beach, schools and local amenities.

Built in low-maintenance brick, this warm, dry home features three bedrooms, two bathrooms, double glazed windows and a double internal access garage. Simply move in and enjoy.

The easy-care garden is planted in native flaxes that attract tūi and other birdlife, creating a peaceful setting without the work.

Whether you're looking for your next home or a smart investment, this property ticks the boxes.

****Features include:****

- Three double bedrooms
- Two bathrooms - including an ensuite
- Double-glazed windows
- Double internal access garage
- Low-maintenance brick construction
 - Expansive views
 - Warm, dry and quiet
 - Easy-care native gardens
 - Quiet cul-de-sac
- Walkway with quick access to Nelson City

Homes in Valley Heights don't stay on the market for long. The last property sold in this street received multiple offers, and with demand for quality homes remaining strong, this is an opportunity you won't want to miss.

Regular open homes will be available, or contact Amanda to arrange a private viewing at a time that suits you.



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Property Information

Property Address	33 Valley Heights Road, Beachville, Nelson
Certificate of Title	569246 Fee simple
Legal Description	LOT 37 Deposited Plan 449270
Zoning	Residential
Capital Value	\$740,000
Annual Rates	\$4,262.27
Size of Land (sqm)	998 m2
Size of Dwelling (sqm)	143 m2
Age of Home	2012
Living Area	Open plan living, and dining
Bedrooms	3 Double Bedrooms
Bathrooms	2 Bathrooms (including ensuite)
Insulation	Good
Wastewater	Connected - Waste Water Charge/Residential
Water Supply	Nelson City Council - Connected. Water charges billed
Internet	Fiber Available
Heating	1 heatpump, In roof ventilation system
Water Heating	Electric
Roof	Gerard tuffcote satin metal tile roof cladding
Exterior Cladding	70 series brink veneer exterior cladding with danband over thermakraft coverup building wrap
Joinery	Aluminum joinery. Double glazing throughout the property
Garden	A low maintenance front garden creates a lovely first impresion of the property. The established flaxes in the rear of the property are also easy care and invite birdlife. A small outdoor entertaining area with views over the valley.
Garaging/parking	A double internal access garage and extra off street parking. A small shed for garden tools.



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3 Double Bedrooms



2 Bathrooms



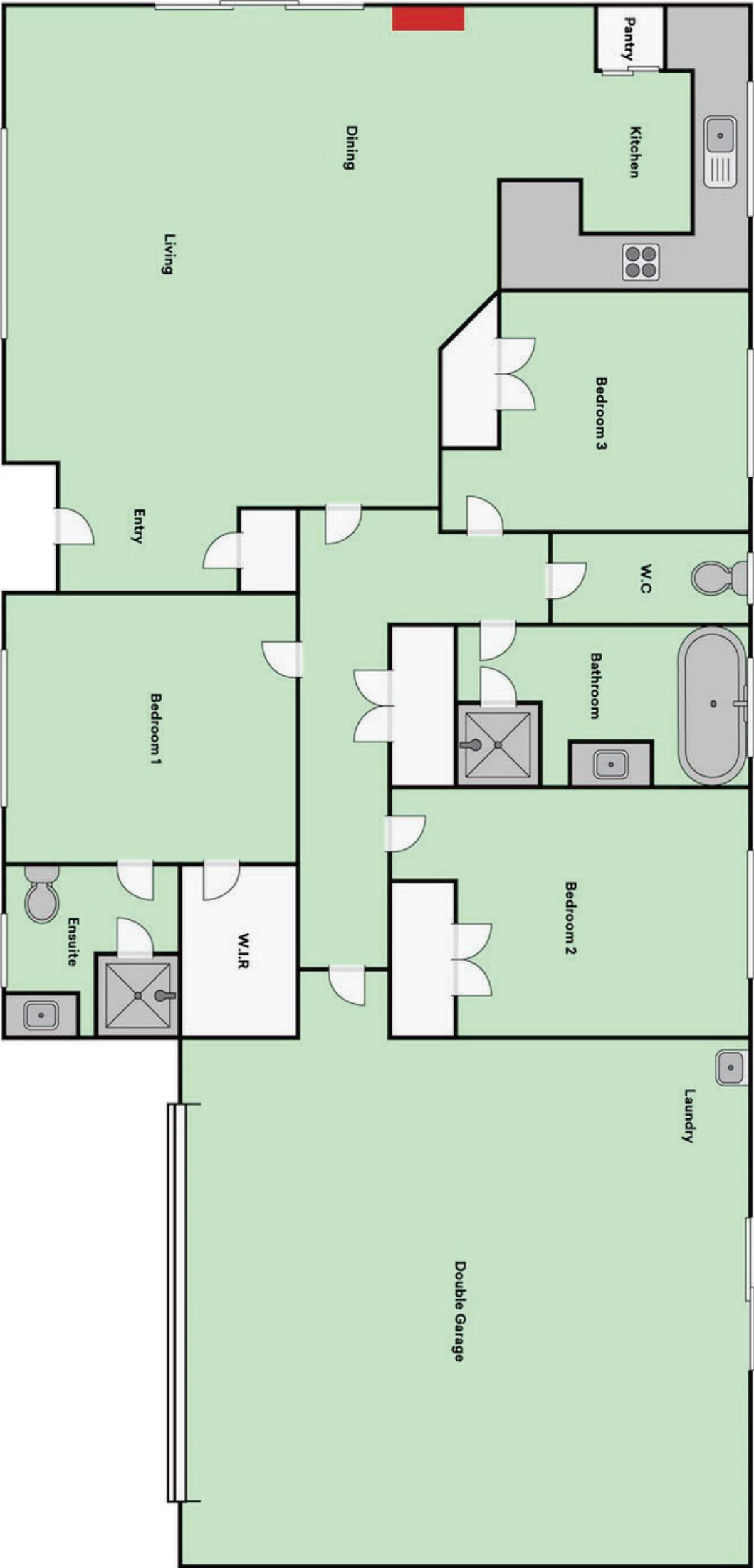
2 Garage

Chattels:

Chattels: Dishwasher, Heat pump, Stove, Extractor fan, Garage door opener, Rangehood, Fixed floor coverings, Light fittings, Garden shed, Oven + Hob, Home ventilation system, Heated towel rail, Bathroom extractor fans



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**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 569246
Land Registration District Nelson
Date Issued 20 March 2012

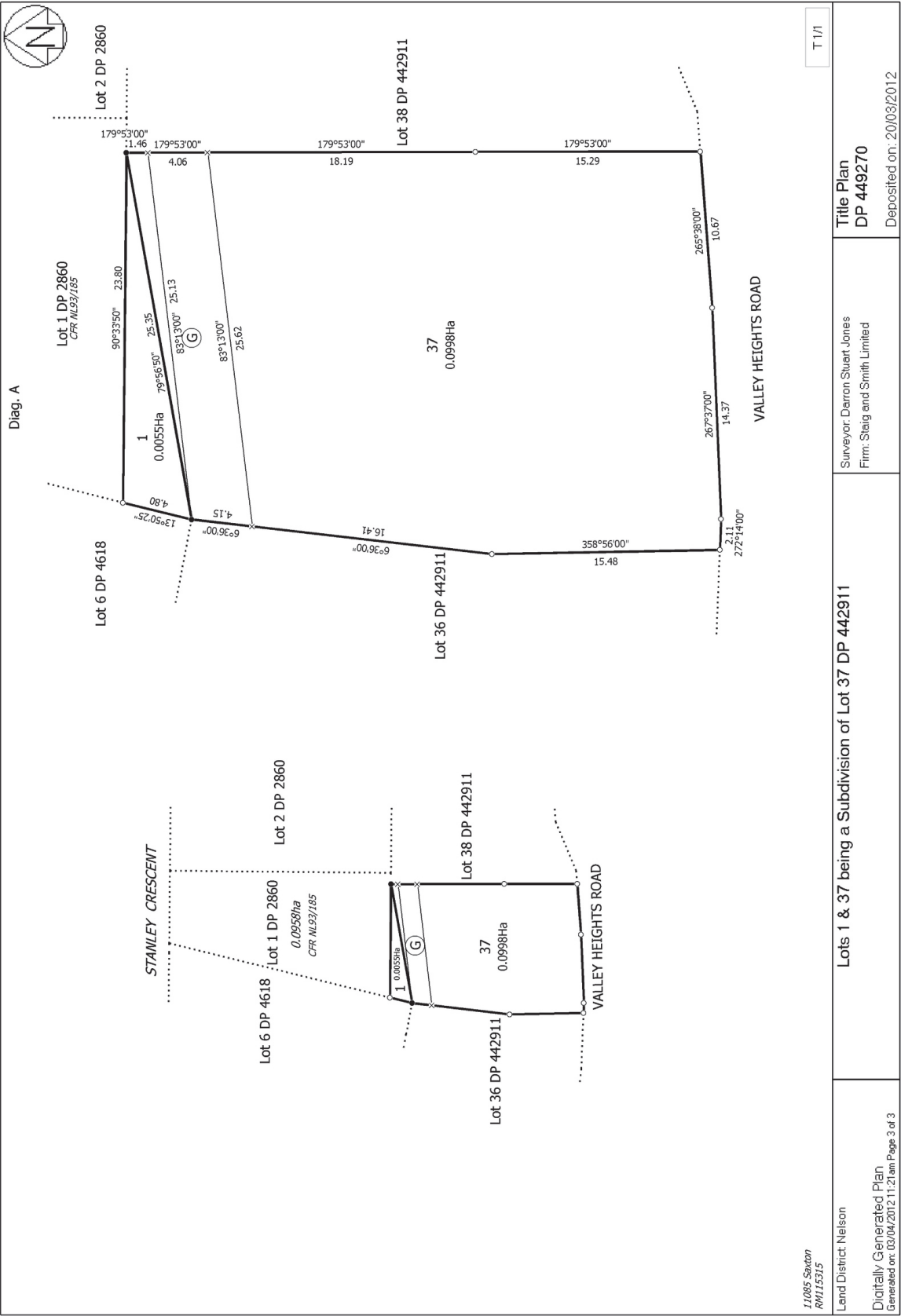
Prior References

553356

Estate Fee Simple
Area 998 square metres more or less
Legal Description Lot 37 Deposited Plan 449270
Registered Owners
Airborn Enterprises Limited

Interests

Appurtenant hereto is a right of way created by Deed of Easement 705 (2D/272) - 22.5.1858 at 9:00 am
8900796.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - Produced 7.11.2011 at 2:42 pm and entered 8.12.2011 at 7.00 am
8900796.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - Produced 7.11.2011 at 2:42 pm and entered 8.12.2011 at 7.00 am
Subject to a right (in gross) to drain water over part marked G on DP 449270 in favour of Nelson City Council created by Easement Instrument 8900796.6 - Produced 7.11.2011 at 2:42 pm and entered 8.12.2011 at 7.00 am
The easements created by Easement Instrument 8900796.6 are subject to Section 243 (a) Resource Management Act 1991 Fencing Covenant in Transfer 8960639.1 - 31.1.2012 at 2:37 pm
8986257.1 Mortgage to ASB Bank Limited - 29.2.2012 at 11:53 am



General Property Information: 1972047709

Airborn Enterprises Limited

Property

Valuation No	1972047709
Location	33 Valley Heights Road, Nelson
Legal Description	LOT 37 DP 449270
Area (Hectares)	0.0998

Rates

Government Valuation

Land	355,000
Improvements	355,000
Capital Value	710,000

Current Rates Year 2025 to 2026

Planning/Resource Management

17/02/12	RESOURCE CONSENT 115315 : Boundary adjustment : Section 224 Issued 31/01/12
23/02/10	RESOURCE CONSENT 105022 : Boundary Alteration : Section 224 Issued 19/03/10 (Found on related property: 1972047100)
10/08/07	RESOURCE CONSENT 005028 : Variation to extend timeframe for earthworks and subdivision : Expired 31/05/07 (Found on related property: 1972053400)
5/03/96	RESOURCE CONSENT 960034 : Clear scrub (approx 4.5ha) : Consent Effective 13/02/96 (Found on related property: 1972071300)
21/07/95	RESOURCE CONSENT 950109 : 53 LOTS, ROADS TO VEST & ACCESSWAYS : Variation 20/05/10 (Found on related property: 1972071000)
2/12/92	TOWN PLANNING PERMIT 920272 DISCRETIONARY ACTIVITY: ESTABLISH FIRE BREAK : APPROVED WITH CONDITIONS (Found on related property: 1972014000)
11/01/85	TOWN PLANNING PERMIT DEV213 ERECT 3 OR MORE RESIDENTIAL UNITS : DECISION DEFERRED (Found on related property: X1972047701)

Building

24/02/12	BUILDING CONSENT 120043 : Erect dwelling with double garage : CODE COMPLIANCE CERT ISSUED 23/07/12
21/02/11	BUILDING CONSENT 101123 : Timber pole walls. : CODE COMPLIANCE CERT ISSUED 19/10/11 (Found on related property: 1972053400)

Licences

22/11/06	ENVIRONMENTAL HEALTH NOTES FLAMMABLE VEGETATION Legal Notice issued (Found on related property: X1972047701)
20/12/01	ENVIRONMENTAL HEALTH NOTES FLAMMABLE VEGETATION LEGAL NOTICE ISSUED (Found on related property: X1972047701)

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

15/11/06	SERVICE REQUEST 061370 : Fire Hazard (Found on related property: 1972047701)
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ARIZTO

Amanda Palmer

027 636 5166

amanda.p@aristo.co.nz

This property is marketed as
Deadline Sale 11th August - 2:00pm
(unless sold prior)

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

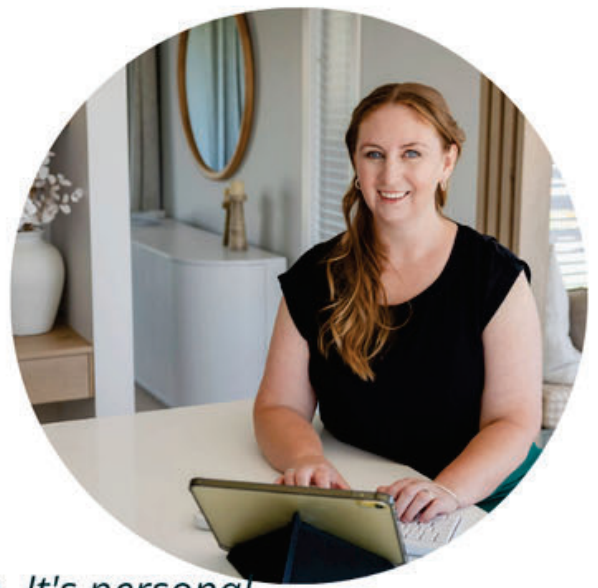
This Information Memorandum (the “Memorandum”) is in relation to the advertised property at **33 Valley Heights Rd, Beachville, Nelson** (“the Property”) and has been prepared on the basis of information provided to the Advisors by the Owner. This Memorandum is for use solely by selected parties in considering 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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