



ARIZTO



Property information prepared:
207C Thorp Street, Motueka

About Us

Welcome to the new era of Smarter Real Estate! We are very excited to have joined Arizto Real Estate which is making waves across New Zealand and now with our launch into the Nelson/Tasman Region. With many years of experience, we have come together collectively with the aim to change the common perspective of the real estate industry by providing a straightforward and professional quality service that locals can trust. It's time for a change and for the better! Let us help you navigate your real estate journey 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 207c Thorp Street, Motueka (“the Property”) and has been prepared by Smarter Real Estate (“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 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.



ARIZTO

Property Information

Property Address	207C Thorp Street, Motueka
Certificate of Title	372680
Legal Description	Lot 4 Deposited Plan 392992
Zoning	Residential
Rates	6016.23
Capital Value	\$1,200,000
Size of Land (sq)	1563
Size of Dwelling (sqm)	308
Age of Home	2014
Living Area	Open plan kitchen, dining and seperate lounge
Bedrooms	Five-Bedroom
Bathrooms	Three-bathroom
Insulation	Fully Insulated
Wastewater	Town Supply
Water Supply	Town Supply
Internet	Fibre Optic
Heating	Three Heat-Pumps
Water Heating	Electric
Foundations	Concrete foundation
Roof	Coloursteel roof
Exterior Cladding	Stucco
Joinery	Double Glazed, Aluminum Joinery
External Features	Expansive lawns, Private outdoor living space, Covered outdoor entertaining patio, Easy-care grounds
Garaging/Parking	Triple Garage, ample off street parking



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The Chattels

Fixed Floor Coverings, Light Fittings, Curtains, Roman Blinds, Range Hood, Wall Oven, Cooktop. 2x Dishwasher, 3x Heated Towel Rails, 3x Extractor Fans, 3x Heat pumps, Fridge, Garage Door Opener, Laundry Tub, Garden Shed, Clothes Line, Smoke Alarms

Tenancy Details

Vacant Possession

The Property



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Kitchen

The beautifully appointed kitchen combines timeless design with exceptional functionality. Featuring a large stone island bench, quality Westinghouse appliances, a Smeg rangehood and sleek soft-close cabinetry, it has been thoughtfully designed for both entertaining and daily living. A generous walk-in pantry with additional bench space and room for an extra fridge enhances the already abundant storage, while the double fridge cavity caters to busy households. Flowing seamlessly into the open-plan living and dining areas, this inviting space is truly the heart of the home.



The Property



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Dining & Living Room

Spacious, bright and beautifully connected, the open-plan dining and living area is designed for relaxed family living and effortless entertaining. The generous layout flows seamlessly from the kitchen and out to the sun soaked patio through large ranch sliders, creating an exceptional indoor-outdoor connection. Flooded with natural light and finished in a neutral palette with Roman blinds and quality window furnishings, the space feels warm and welcoming year-round, while a Fujitsu heat pump provides comfort in every season.



The Property



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Master Bedroom & Ensuite

Designed as a private retreat, the generous master suite offers the perfect balance of comfort and practicality. Bathed in natural light from dual windows, the spacious bedroom easily accommodates a king sized bed and additional furnishings, while a dedicated study nook provides an ideal space to work from home or study. The impressive walk-in wardrobe is thoughtfully appointed with built in drawers, hanging space and the convenience of a sensor light. Completing the suite, the stylish ensuite features a large tiled walk-in shower, sleek freestanding vanity, toilet and a Serene heater, creating a warm, modern space to start and end each day.



The Property



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Bedrooms 2,3

Bedrooms two and three are light filled and generously sized, offering comfortable spaces for family members or guests. Each features large windows that welcome plenty of natural light, double built-in wardrobes for excellent storage and quality Roman blinds that complement the home's modern style. Versatile and inviting, these rooms are perfectly suited as children's bedrooms, guest accommodation or adaptable spaces to suit your family's needs.



The Property



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Main Bathroom & Seperate Toilet

Designed with everyday practicality in mind, the spacious family bathroom features a separate shower, built-in bath and skylight that fills the space with natural light.

Downstairs, the separate laundry offers external access, a laundry tub and an adjoining guest toilet, creating a functional layout that caters effortlessly to busy family living.



The Property



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Seperate Lounge

Offering a welcome retreat from the main living hub, the separate lounge provides a comfortable and versatile space to relax, entertain or enjoy family movie nights. Generous in size and filled with natural light, it features quality Roman blinds and a warm, inviting atmosphere that can be enjoyed throughout the seasons. Positioned with easy access to the main living area while still offering privacy, this flexible space is ideal for growing families seeking multiple living zones or a quiet place to unwind.



The Property



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Secondary Wing Living & Kitchen

Designed to offer both comfort and independence, the open-plan living area is a light-filled and inviting space, perfect for relaxing or entertaining. Large windows and sliding doors welcome an abundance of natural light, while a Fujitsu heat pump ensures year round comfort. The modern kitchenette is thoughtfully appointed with a breakfast bar, Fisher & Paykel dishwasher, ample cabinetry and space for a single fridge, providing everything needed for convenient day to day living. Whether accommodating extended family or guests this versatile space offers exceptional flexibility while remaining connected to the main home.



The Property



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Secondary Wing Bedroom 1,2

Bedrooms one and two are bright, comfortable and thoughtfully designed, offering welcoming retreats for extended family, guests or growing teenagers. The spacious first bedroom features a generous walk-in wardrobe, while the second bedroom is complete with a double built-in wardrobe, providing excellent storage in both rooms. Large windows fill each space with natural light, and the neutral décor with quality window furnishings creates a timeless finish that complements the flexibility and functionality of the secondary wing.



The Property



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Secondary Wing Bathroom

Finished in a timeless tiled design, the bathroom combines modern style with everyday practicality. A spacious tiled walk-in shower, sleek floating vanity, heated towel rail and Serene heater create a warm and comfortable space, while quality finishes enhance the contemporary feel. A separate toilet adds further convenience, making this well-appointed bathroom perfectly suited to the flexible living offered by the secondary wing.



The Property



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Triple Garage & Parking

The spacious triple internal-access garage provides secure parking along with the convenience of a dedicated laundry complete with a sink, keeping household tasks neatly tucked away. Thoughtfully designed for everyday practicality, the property also offers two separate entrances on either side of the home, providing easy access to both the house wing and the secondary wing. Generous off-street parking further enhances the functionality of this well-considered layout, offering ample space for multiple vehicles, a boat or a campervan.



The Property



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Outdoor Living

Designed to make the most of its easy-care setting, the outdoor spaces offer the perfect balance of relaxation and functionality. A covered patio extends seamlessly from the main living area, creating an inviting setting for year-round entertaining or enjoying a quiet morning coffee while overlooking the manicured lawns and established gardens. Thoughtfully landscaped with low-maintenance planting and fully fenced for added privacy, the outdoor areas provide plenty of room for children and pets to play. Generous off-street parking further enhances the property's practicality, with ample space for additional vehicles, a boat or a campervan.



The Property



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The Grounds

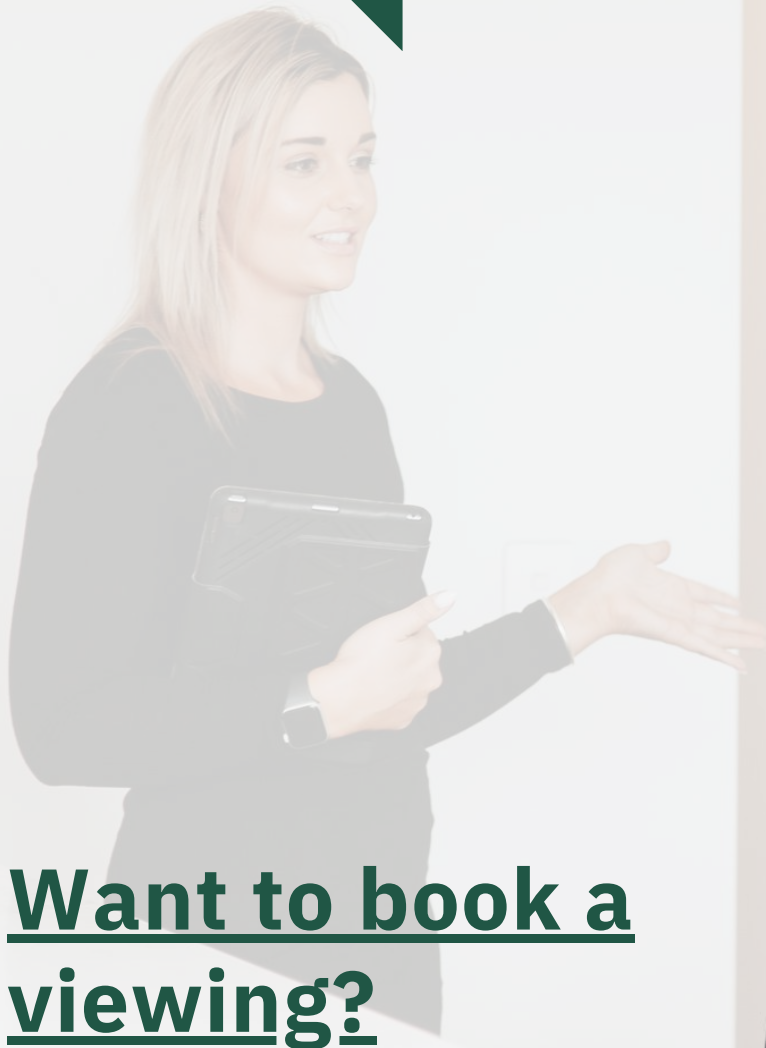
The beautifully maintained grounds have been thoughtfully designed to offer both space and functionality. Expansive lawns provide plenty of room for children and pets to play, while established gardens and mature trees create a peaceful, private setting. A dedicated parking area comfortably accommodates a caravan, campervan or boat, making the property ideal for those who enjoy travelling or need extra space for recreational vehicles. Combining low maintenance landscaping with generous outdoor areas, the grounds perfectly complement the flexibility and scale of this exceptional family home.





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**Priced at:
Enquiries Over \$1,399,000**



**Want to book a
viewing?**

Tiana Ferguson
Licensed Salesperson

027 752 8561
tiana.f@arizto.co.nz

Arizto Real Estate (Smarter Real Estate) Licensed REAA 2008



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**Priced at:
Equiries over \$1,399,000**

**Want to book a
viewing?**

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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 372680
Land Registration District Nelson
Date Issued 05 March 2008

Prior References
NL13A/697

Estate Fee Simple
Area 1563 square metres more or less
Legal Description Lot 4 Deposited Plan 392992
Registered Owners
Mark Frazer Phillips and Glenda Raewyn Phillips

Interests

837 Order in Council imposing Building Line Restriction

387606.3 Consent Notice under Section 221(1) Resource Management Act 1991 - 31.5.1999 at 11:33 am
Subject to a right (in gross) to drain sewage over parts marked L - M and M - N on DP 392992 in favour of The Tasman District Council created by Transfer 387606.5 - 31.5.1999 at 11:33 am
The easement in Transfer 387606.5 is subject to Section 243(a) Resource Management Act 1991

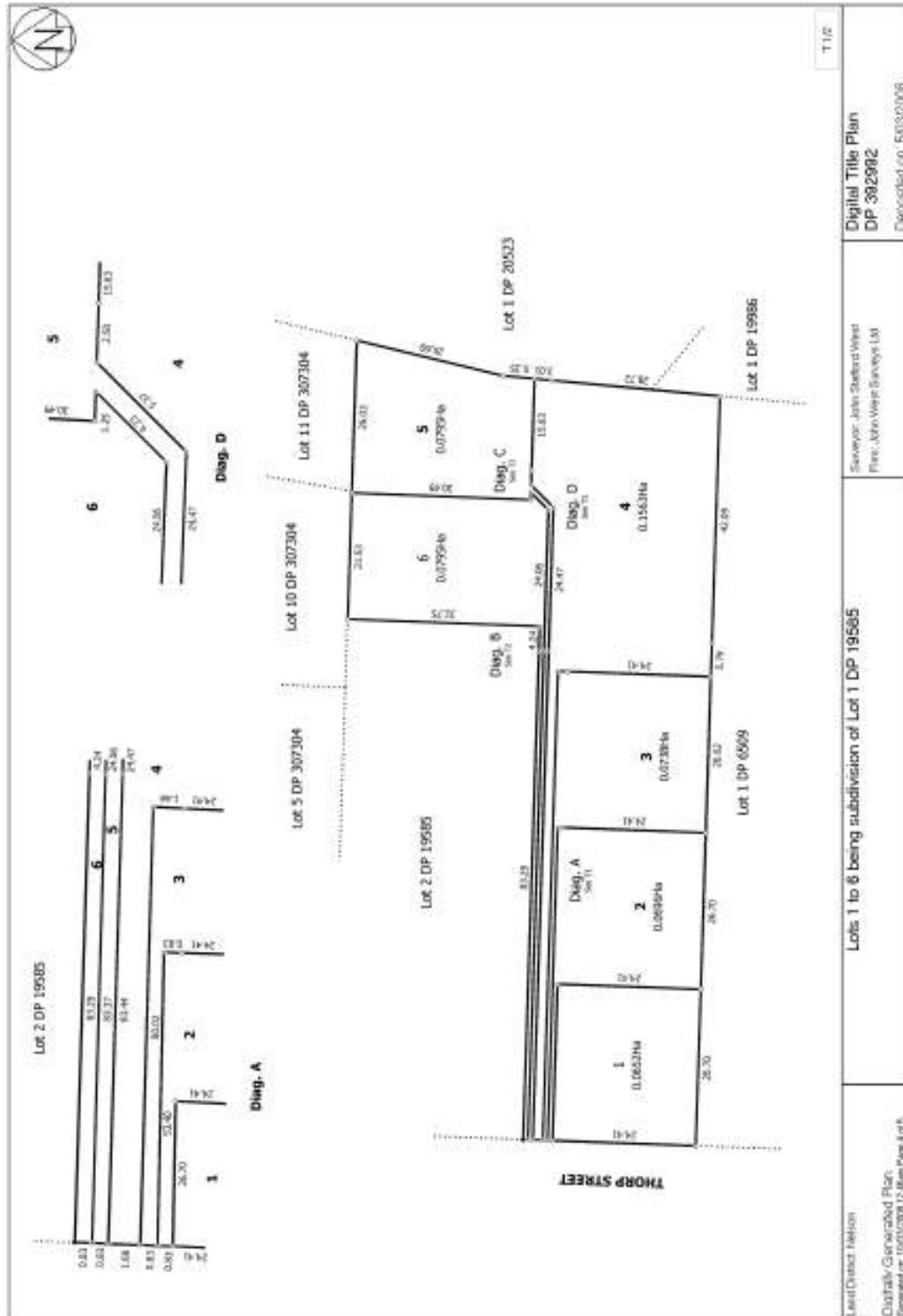
7738117.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 5.3.2008 at 9:00 am
Subject to a right (in gross) to convey electricity, telecommunications and computer media over parts marked C and F on DP 392992 in favour of Network Tasman Limited created by Easement Instrument 7738117.4 - 5.3.2008 at 9:00 am
The easements created by Easement Instrument 7738117.4 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right of way, a right to convey water, and a right to drain water and sewage over parts marked C and F and a right to drain water over part marked I all on DP 392992 created by Easement Instrument 7738117.5 - 5.3.2008 at 9:00 am
Appurtenant hereto is a right of way, right to convey water, and a right to drain water and sewage created by Easement Instrument 7738117.5 - 5.3.2008 at 9:00 am
Some of the easements created by Easement Instrument 7738117.5 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 7738117.6 - 5.3.2008 at 9:00 am

9818332.1 Mortgage to ANZ Bank New Zealand Limited - 20.8.2014 at 9:54 am

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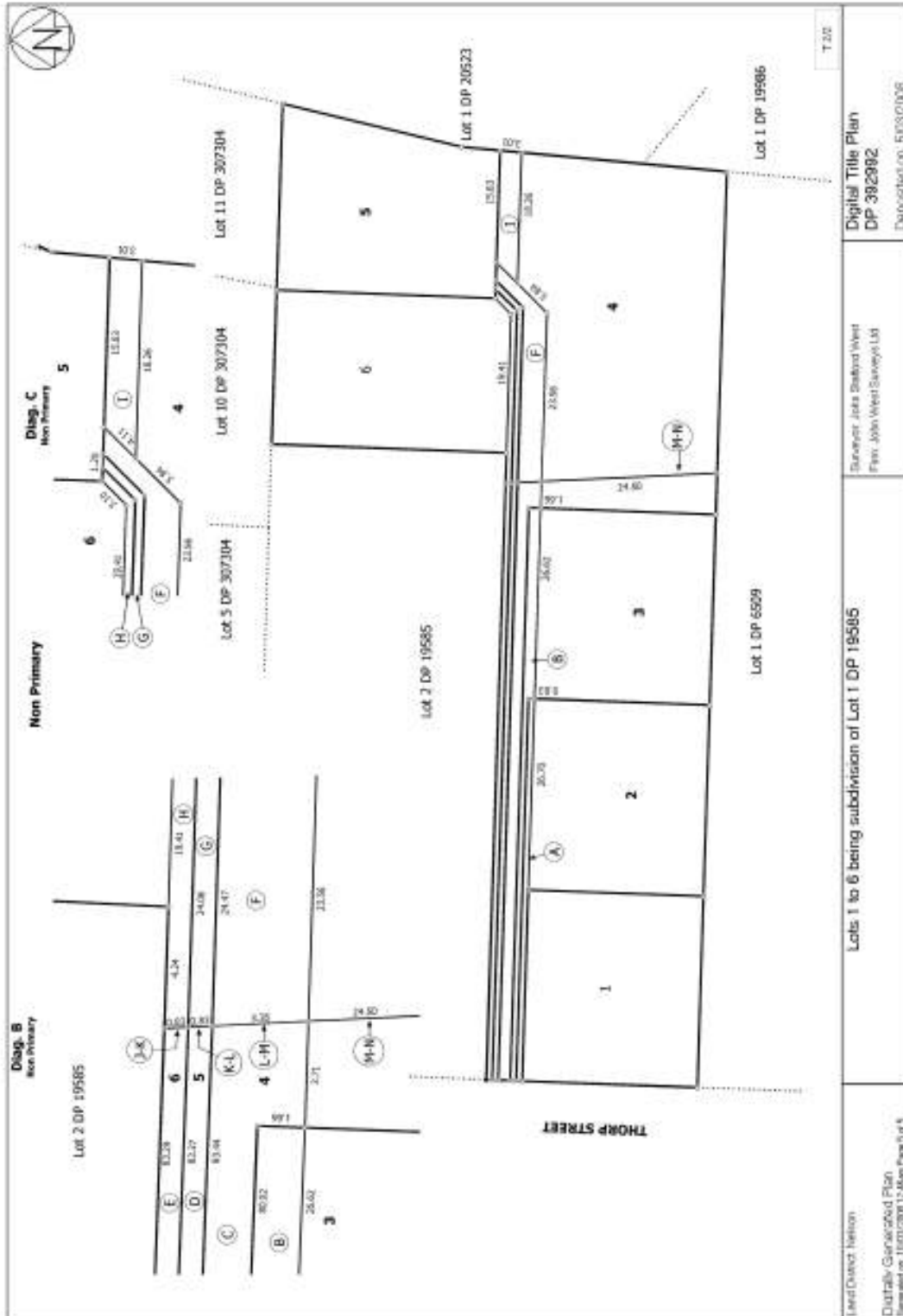
Certificate of Title



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Identifier

372680



General Property Information



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Property Summary

17/07/2026

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1955002673	Lot 4 DP 392992	207C Thorp Street	Motueka	0.1563

Rates Information

Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year. Please note that if this property is a contiguous property, its rates will change if sold separately. Also note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

Annual Rates	Current Instalment
\$6016.23	\$1504.06

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2218c/\$CV	1,200,000	\$2,569.20
Uniform Annual General Charge	\$429.00/Pty	1	\$413.00
Wastewater - 1st Pan	\$1280.50/pan	1	\$1,007.50
WaimeaComDam-Env&ComBen-Distri	\$76.69/Pty	1	\$81.80
Motueka Firefighting WaterSupp	\$122.58/Pty	1	\$118.47
Refuse/Recycling Rate	\$140.29/Pty	1	\$133.69
Shared Facilities Rate	\$74.92/Pty	1	\$73.55
Mapua Rehabilitation Rate	\$3.66/Pty	1	\$4.35
Museums Facilities Rate	\$74.34/Pty	1	\$70.02
District Facilities Rate	\$142.53/Pty	1	\$138.68
Motueka Community Board	\$16.74/Pty	1	\$15.62
Motueka Wat. Supply- Serv Chge	\$124.20/meter	1	\$120.98
Regional River Works - Area Z	0.0134c/\$LV	550,000	\$83.60
Stormwater UDA	0.0560c/\$CV	1,200,000	\$612.00

Warm Tasman Rate

Warm Tasman Home Insulation Rate does not apply for this property.

Rating Valuation

Tasman District Council uses a capital value rating system. Please note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

Capital Value	Land Value	Improvements	Valuation Date
\$1,200,000.00	\$550,000.00	\$650,000.00	01/09/2023

New Rating Valuation

General Property Information



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17/07/2026

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Rating values are reviewed triennially. If the valuation of this property is going to change in the next rating year, it will show below as the New Capital Value. Please note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

New Capital Value	New Land Value	New Improvements Value	New Valuation Date
\$1,200,000.00	\$550,000.00	\$650,000.00	01/09/2023

Water Meter Information

Reticulated water: Water usage is charged in addition to rates payable. You should check that the vendor has the water meter read at possession time by requesting a special meter reading.

Water ID	Meter Reader Note	Meter Id	Read Date	Year to date	Last year units
W11232		07M1520375	16/03/2026	0	140

Services

This property is serviced under the following water, sewerage, and stormwater schemes.

Scheme or Supply	Service Provided
Motueka Water Supply	Water Supply
Stormwater UDA	Stormwater
Tasman Waste Water	Wastewater

Protected Trees

No protected trees have been found for this property.

Heritage Buildings

There are no heritage buildings on this property.

Wheelie Bins

This property has had the following wheelie bin(s) delivered.

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2400379	08/06/2015	207C Thorp Street, Motueka

Planning Zones

The following Planning Zones pertain to this property. Please refer to the [Tasman Resource Management Plan](#) or contact a Duty Planner for detailed information about what activities can take place in a zone.

Zone	Zone Description
Residential	The Residential Zone primarily provides for residential dwellings. Small-scale home businesses, community activities and facilities may also be appropriate where they are compatible with the residential environment.

General Property Information



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Consents

17/07/2026

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Building Consents

Please note that if a Code Compliance Certificate has not been issued, it is strongly advised that the process is completed in order to confirm that the work is in compliance with the Building Code.

Application Date	BC Number	Proposal	Status	CCC Issue Date
19/02/2014	140121	Construct new dwelling with i/a garaging	Code Compliance Certificate Issued	14/10/2014
18/02/2014	140121P	Construct new dwelling with i/a garaging	PIM application formally received	

Compliance Schedule

No Compliance Schedule records are available for this property.

Building Permits

No historical building permits have been found for this property.

Building Notes

No additional building notes have been found for this property.

Swimming Pools

No Swimming Pool records have been found for this property.

Resource Consents

No Resource Consent records are on record for this property.

Planning Permits

No historical planning permits have been found for this property.

Works and Land Entry Agreements

No Works and Land Entry Agreement has been found for this property.



Environmental Records

17/07/2026

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Environmental Health and Licences

No Environmental Health or Licence information has been found for this property.

Air Shed

This property does not sit within a controlled Air Shed.

Hazardous Activities and Industries List (HAIL)

No verified HAIL site has been found for this property. However, if the site or any adjacent site has been used for industrial, horticultural or agricultural purposes, we suggest you make further enquiries.

Potential Lead Paint Contamination of Dwellings, Buildings & Land

Any specific information in relation to contamination will be contained in the HAIL part of the Property summary, otherwise the Council has no specific information in relation to this property.

Lead is a highly toxic substance that was a key ingredient in household paint. Any building or dwelling built before or during the 1960's is likely to have used lead-based paint at some time. Soil surrounding these buildings has potential to be contaminated by heavy metals contained in the paint. Landowners are responsible for ensuring the safe management of lead paint removal for protecting human health and the environment.

Wetlands

Council holds no records of a wetland being on this property. However please note that the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 creates conditions relating to works carried out around natural inland wetlands regardless of whether they have been mapped by Council or not.

Pest Inspection History

The Tasman-Nelson region has a Regional Pest Management Strategy for the control of declared pest plants, animals and organisms. The responsibility for the control of pests lies with the land occupier or owner. No pests have been recorded on this property.

Biodiversity Reports

Council has been compiling biodiversity reports (also called Native Habitat Tasman reports or Ecological Assessment reports) for individual property owners. This survey of natural areas on private land aims to support proactive land management while also help Council meet its RMA responsibilities. However, no report has been lodged on this property.

Rules in the Tasman Resource Management Plan relating to clearance of indigenous vegetation and forests apply. These include 17.5.5, 17.6.5, 17.7.5, 17.8.5, 18.2.4, 18.5.2, 18.5.3, 28.2.2, and 31.1.6. These are available on the Council website. For further information, please contact Council's Biodiversity team at biodiversity@tasman.govt.nz.

Aerial Map



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— State Highway Roads
— Road Boundaries

□ Valuation Boundaries
□ Parcel





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