

Rina Lindgreen



ARIZTO

Property information prepared for
41 Panorama Drive
Enner Glynn



ARIZTO



Chattels:

Gas stove, Dishwasher, Heat pump, Floor coverings, Curtains, blinds, Light Fittings, Garden shed by the house.



ARIZTO



ARIZTO

Property Information

Property Address	41 Panorama Drive, Enner Glynn, Nelson
Certificate of Title	NL12B/16 Freehold
Legal Description	Lot 16 Deposited Plan 18225
Zoning	Residential
Capital Value	\$500,000
Annual Rates	\$4033.47
Size of Land (sqm)	910 m2
Size of Dwelling (sqm)	81 m2
Age of Home	1998
Living Area	Open plan layout with a large sunroom.
Bedrooms	1 bedroom and a separate space currently used as a bedroom.
Bathrooms	1 Bathroom with a shower, vanity and a toilet.
Other Rooms	The Sunroom is a great feature, plus the extra space upstairs.
Solar	The solar panels are rented from Solar Zero and help save power*
Wastewater	Mains
Water Supply	Mains
Internet	Fibre
Heating	1 Heatpump
Water Heating	Gas
Foundations	Concrete slab
Roof	Iron
Exterior Cladding	Stucco cladding direct fix
Joinery	Single-glazed aluminium joinery.
Garden	Mature gardens with fruit trees. A private deck up the back with power.
Garaging/parking	Large separate double garage. Plenty of off-street parking



ARIZTO

**This property is priced at:
Enquiries over \$550,000**

**To Book a
private viewing**

Please make contact today.

Rina Lindgreen

021 152 2747

Rina.l@arizto.co.nz

Licensed Salesperson

Arizto Real Estate

Smarter Real Estate

Licensed REAA 2008



ARIZTO

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 **41 Panorama Drive, Enner Glynn, Nelson** (“the Property”) and has been prepared based on 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.