



ARIZTO

Property Information Prepared for:

15/53 PARKER STREET

MOTUEKA



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, **15/53 Parker Street** (“the Property”) and has been prepared by Smarter Real Estate (“the Advisors”) for **Nola and Gregory Pope and Lynley Ballantyne** (“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

Enquiries Over \$575,000

Legal Description Unit, Unit 15 Deposited Plan 431284

Rateable Value \$550,000

Rates \$3,716.03

Year Built 2010-2019

Land Area 0 m²

House Area 104 m²

Exterior Brick

Roof Tile Profile

Car Parking Single Garage and Off Street Parking

Heating Heat Pump

Water Mains

Sewage Mains

Insulation Ceiling and Walls

Disclosures Unit Title, Body Corporate of Approximately \$197 a Fortnight





ARIZTO



The Chattels

- Dishwasher
- Blinds
- Light Fittings
- Stove
- Smoke Detector(s)
- Window Coverings
- Heat Pump
- Curtains
- Extractor Fan
- Drapes
- Garage Door Opener
- Fixed Floor Coverings
- Fridge
- Heated Towel Rail

EXCLUDED CHATTELS

Furniture

Tenancy Details

Vacant



ARIZTO



This well-kept single-level two-bedroom unit at 15/53 Parker Street in Motueka offers 104m² of easy living, complete with a single garage, sunny outlooks, a separate toilet, and a tiled level-entry shower. Comfortable and low-maintenance, it's a home that will appeal to couples, solo owners, or anyone wanting a relaxed 50+ lifestyle with a little extra garden to enjoy.

The open-plan kitchen and dining area keeps daily living simple, with a practical island bench, good natural light, and an easy connection through to the lounge. Sliding doors draw the living area out to the covered patio, giving you that natural indoor-outdoor rhythm for morning coffee or a relaxed meal outside.

Both bedrooms are well positioned, with soft neutral tones and windows that keep the rooms feeling bright and settled. The bathroom includes a tiled, level entry shower and vanity, while the separate toilet adds everyday practicality, especially when guests are over.

Outside, the lawn and established planting bring colour, privacy and a genuine sense of breathing room without asking too much of your weekend. The driveway and single garage keep parking simple, while the covered front patio gives you a sheltered spot to sit and enjoy the garden.

Motueka town centre, local cafés, shops, markets, waterfront areas and walking/cycling trails are all within easy reach, with Abel Tasman National Park around a 20-minute drive from town.

Contact Ruben Fry for a viewing and come see how comfortably this Brown Acres unit fits the Motueka way of life.



ARIZTO

The Property

Additional Photos





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The Property

Additional Photos





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The Property

Additional Photos



Ruben Fry

Licensed Salesperson



ARIZTO

MY CONTACT

Phone

027 749 6161

Email

ruben.fry@arizto.co.nz

PROPERTY

15/53 Parker St MOTUEKA

PROPERTY DESCRIPTION

This well-kept single-level two-bedroom unit at 15/53 Parker Street in Motueka offers 104m² of easy living, complete with a single garage, sunny outlooks, a separate toilet, and a tiled level-entry shower. Comfortable and low-maintenance, it's a home that will appeal to couples, solo owners, or anyone wanting a relaxed 50+ lifestyle with a little extra garden to enjoy.



SUMMARY



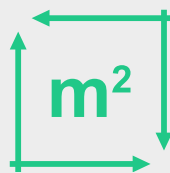
2



1



1



104m²

Floor

Enquiries Over

\$575,000

Property Report

- This information has been computer generated from Tasman District Council records and has not been reviewed by Tasman District Council. It is provided for information only and while Tasman District Council takes all due care, it does not guarantee the accuracy or completeness of this information. It is not a Land Information Memorandum or property file and cannot be relied upon as such.
- The use of this tool is subject to our [Terms of Use](#).
- This Property Report has been produced at the issued date and is valid only as a statement of Council's information at that date.
- A valuation assessment can consist of multiple land parcels. The information in this report covers the entire valuation assessment. If you are only interested in part of the land, you must wait until the subdivision of the land is complete before we can provide information that applies only to the newly subdivided valuation assessment.
- Council records may not show illegal or unauthorised building works on the property.

Further Information

- A full Land Information Memorandum can be [requested online](#)
- We have a file of information on almost every property in the region. You can request a digital copy of the file. Our website has more information about [viewing property files](#)
- Additional spatial data is available at www.topofthesouthmaps.co.nz
- Other rules defined in the Tasman Resource Management Plan (TRMP) may also apply to this property. The TRMP is available online at www.tasman.govt.nz.

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1956005200AO	UNIT 15 DP 431284	15/53 Parker Street	Motueka	0.0000

Rating Valuation and Rates

Rating valuations are included for the current rating year. New rating valuations for the coming rating year (if different) can be viewed online via the rates search: <https://tasman.govt.nz/my-property/rates/search/>

Capital Value	Land Value	Improvements	Valuation Date	Annual Rates
\$550000	\$245000	\$305000	01/09/2023	\$3716.03

Rates Breakdown

The Annual Rates in the table above are broken down for the current financial year as follows:

Financial Year	Rate	Units	Rate Value
2026	General Rate	550000	1177.55
2026	Uniform Annual General Charge	1	413.00
2026	Wastewater - 1st Pan	1	1007.50
2026 2026	Waimea Com Dam-Env&Com Ben-Distri	1	81.80
2026	Motueka Firefighting Water Supp	1	118.47
2026	Refuse/Recycling Rate	1	133.69
2026	Shared Facilities Rate	1	73.55
2026	Mapua Rehabilitation Rate	1	4.35
2026	Museums Facilities Rate	1	70.02
2026	District Facilities Rate	1	138.68
2026	Motueka Community Board	1	15.62
2026	Regional River Works-Area X	550000	201.30
	Stormwater UDA	550000	280.50

Water Meter Information

No Information available

Services

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

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

Wheelie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
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Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2406002	08/06/2015	15/53 Parker Street, Motueka

Air Shed

This property does not sit within a controlled Air Shed.

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

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	Issue Date
06/07/2010	100795	Construct new dwelling with internal garage - Villa 15	Code Compliance Certificate Issued	08/11/2010
30/08/2010	100795A	Change shower to wet floor and window 8 to ranch slider	Amendment Issued	

Compliance Schedule

No Compliance Schedule records are available for this property.

Building Permits

No historical building permits 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.

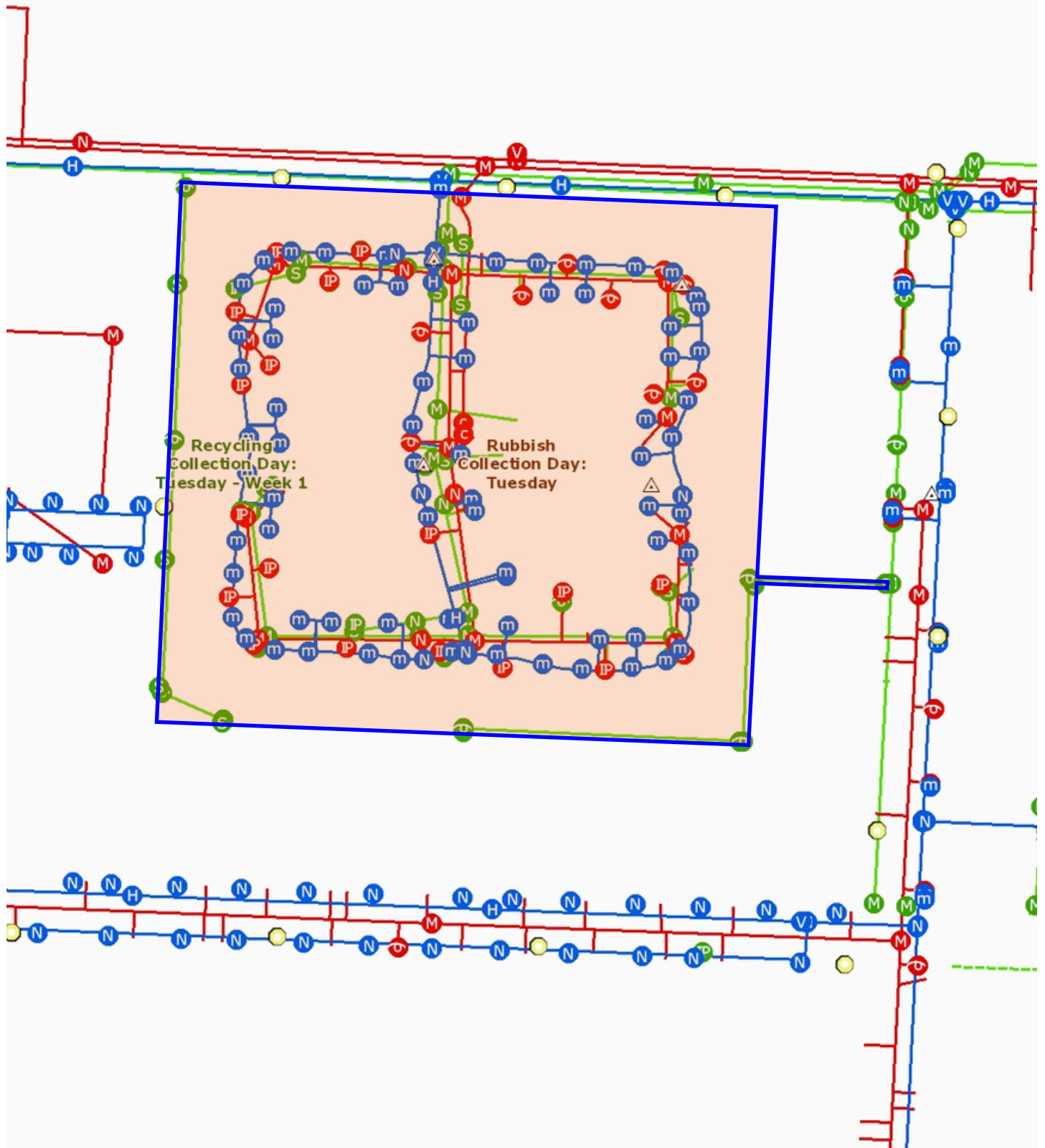
Planning Permits

No historical planning permits have been found for this property.

Environmental Health and Licences

No environmental health or licence information has been found for this property.



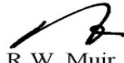




**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
UNIT TITLE**

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




R.W. Muir
Registrar-General
of Land

Identifier **520957**
Land Registration District **Nelson**
Date Issued 03November 2010

Prior References
519938

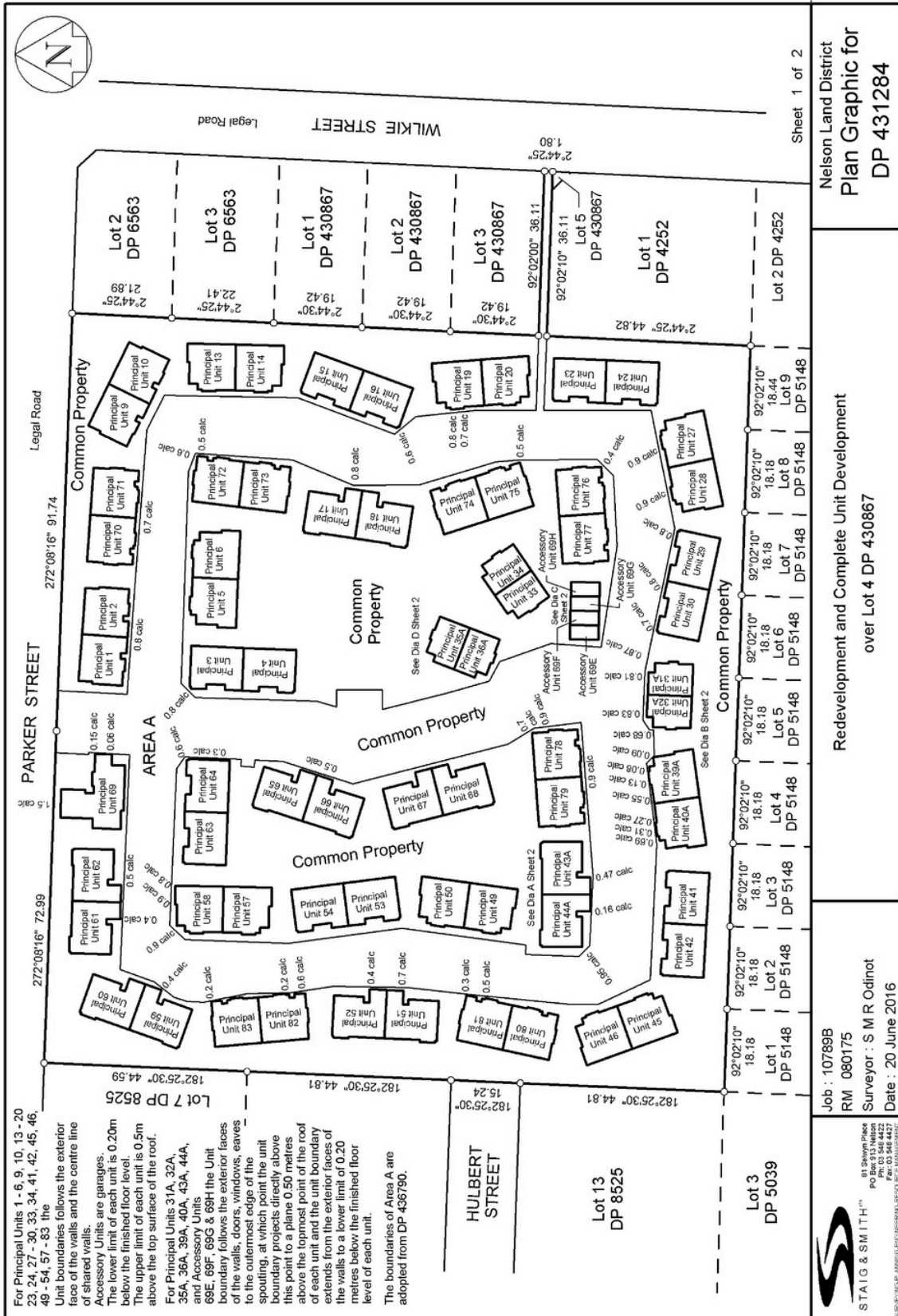
Supplementary Record Sheet
530544

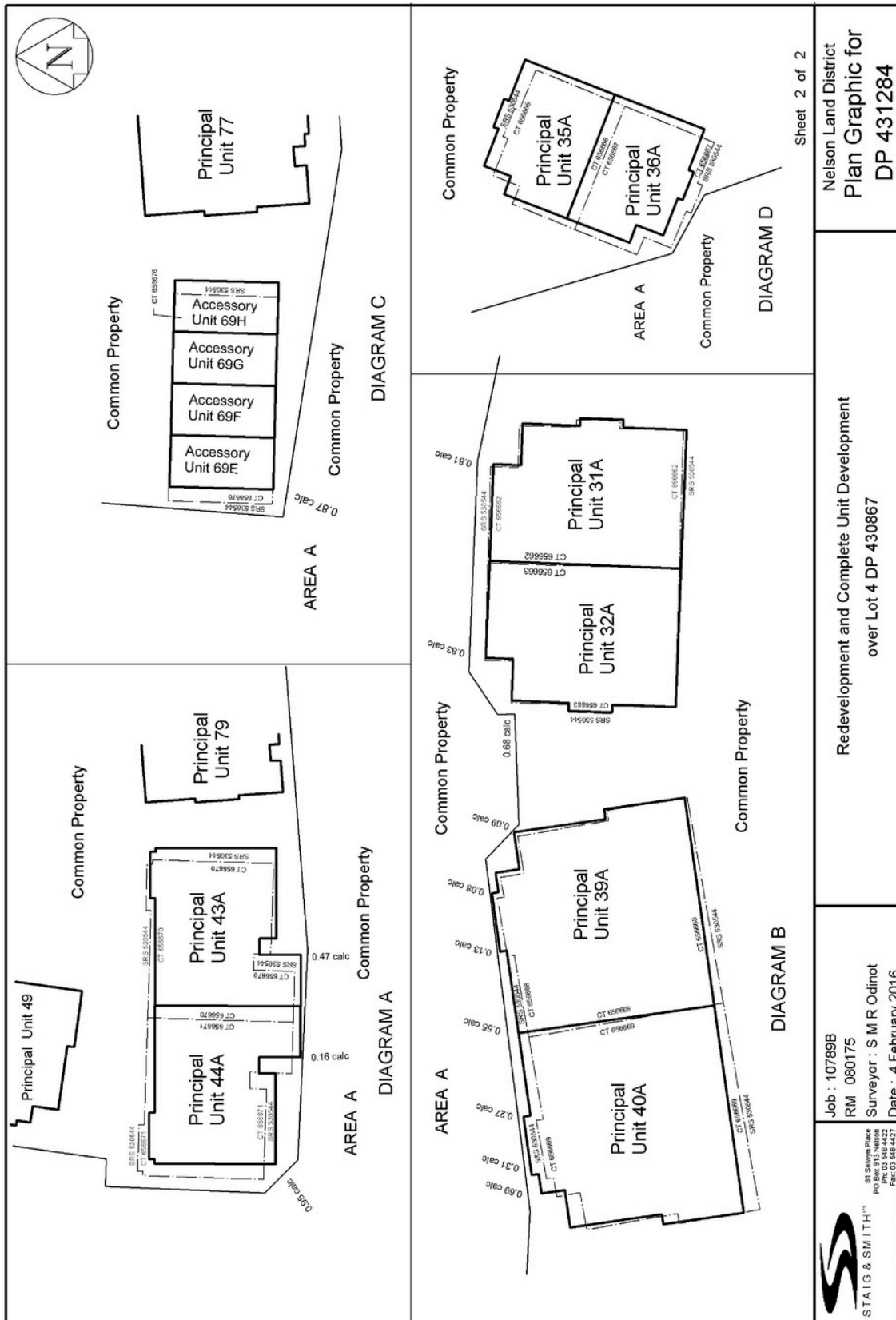
Estate Stratum in Freehold
Legal Description Unit 15 Deposited Plan 431284
Registered Owners
Nola Pope, Gregory Rex Pope and Lynley Jill Ballantyne

The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet

8628834.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 3.11.2010 at 3:07 pm

8628834.3 Encumbrance to (now) Villagent Management Limited - 3.11.2010 at 3:07 pm







SUPPLEMENTARY RECORD SHEET
UNDER UNIT TITLES ACT 1972
Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017

Identifier

530544Land Registration District **Nelson**

Date Issued 03 November 2010

Plan Number DP 431284

Subdivision of

Lot4DepositedPlan430867

Prior References

519938

Unit Titles Issued

520943			
520947	520944	520945	520946
520955	520948	520951	520952
520959	520956	520957	520958
520965	520960	520961	520962
520971	520966	520969	520970
520975	520972	520973	520974
520981	520976	520977	520978
520985	520982	520983	520984
520991	520986	520987	520988
520995	520992	520993	520994
521001	520996	520999	521000
521005	521002	521003	521004
521009	521006	521007	521008
614119	521010	521011	614118
621509	621506	621507	621508
632918	632913	632914	632917
679752	632919	632920	632925

Interests

OWNERSHIP OF COMMON PROPERTY
Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.
The above memorial has been added to Supplementary Record Sheets issued under the Unit Titles Act 1972 to give effect to Section 47 of the Unit Titles Act 2010.

111 Order in Council imposing a building line restriction along part of the northern portion of the Parker Street frontage - 25.11.1907 at 9:00 am

1111 Order in Council imposing a building line restriction along the Wilkie Street and southern portion of Parker Street frontages - 29.8.1938 at 10:00 am

1453 Order in Council imposing a building line restriction along part of the northern portion of the Parker Street frontage - 19.11.1994 at 10:00 am

Subject to a right (in gross) to convey electricity, telecommunications and computer media over part marked A on DP 436790 in favour of Network Tasman Limited created by Easement Instrument 8618672.1 - 22.10.2010 at 3:47 pm

The easements created by Easement Instrument 8618672.1 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications and computer media over part marked A on DP 436790 in favour of Telecom New Zealand Limited created by Easement Instrument 8618672.2 - 22.10.2010 at 3:47 pm

The easements created by Easement Instrument 8618672.2 are subject to Section 243 (a) Resource Management Act 1991

8635055.1 Change of rules of the Body Corporate - 11.11.2010 at 11:01 am

9195090.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 27.9.2012 at 11:42 am

9457037.24 Certificate of reassessment of ownership interest pursuant to Section 67(1)(b) Unit Titles Act 2010 - 18.7.2013 at 4:45 pm

10328951.6 Application pursuant to Section 30 Unit Titles Act 2010 to deposit Substituted Proposed Unit Development Plan 431284 affecting Future Development Unit 31, 32, 35, 36 39, 40, 43, 44 69A, 69B, 69C & 69D - 3.6.2016 at 4:15 pm

10328951.31 Application pursuant to Section 24(3) & 68(2) Unit Titles Act 2010 to deposit Redevelopment & Complete Unit Plan 431284 - 3.6.2016 at 4:15 pm

Principal Unit	Accessory Unit	CT Issued
Part 31A		520973
Part 32A		520974
Part 35A		520977
Part 36A		520978
Part 39A		520981
Part 40A		520982
Part 43A		520985
Part 44A		520986
		521011

Parts 69E, 69F, 69G
and 69H

10328951.32 Certificate of reassessment of ownership interest pursuant to Section 67(1)(b) Unit Titles Act 2010 - 3.6.2016 at 4:15 pm

10328951.33 Certificate of assessment of ownership interest pursuant to Section 32 Unit Titles Act 2010 - 3.6.2016 at 4:15 pm

12526230.1 Change of address of the Body Corporate 431284- 3.8.2022 at 2:51 pm

ABOUT ME:

RUBEN FRY

WHY PEOPLE CHOOSE TO WORK WITH ME:

Local Knowledge & Community

As a 5th generation Tasman local, born and bred in Motueka, I am deeply connected to the region through decades of building and selling. My extensive local network provides valuable opportunities for both vendors and purchasers, and I remain an active supporter of community groups and sports teams.

Unique Point of Difference – Building Expertise No Agent Can Match

I bring over 20 years of experience in the building industry, including a decade running an award-winning construction company. As a former President and Vice President of Nelson Master Builders, with executive committee experience, I have developed proven skills in negotiation, project management, budgeting, organisation, and problem-solving; expertise that both vendors and buyers trust.

Client Relationships

My clients would say I'm always available, approachable, empathetic, respectful, and calm under pressure. My relaxed manner helps keep the process stress-free, while my commitment ensures no detail is overlooked and the best possible result is achieved. I provide weekly vendor reporting with open, honest feedback.

Track Record & Recognition

I hold a strong sales record that consistently placed me among the Top 100 Harcourts agents in the South Island during my time there from 2023 to 2026; during this time I was also the recipient of multiple Harcourts awards. Recognised by RateMyAgent as a Top 20% Agent, Trusted Agent, and Price Expert, I bring expertise, experience and empathy to every transaction.

Marketing That Works

I create tailored campaigns that highlight each property's best features, using professional photos, video, drone, staging, social media, targeted advertising, and quiet listing strategies. My approach goes beyond digital promotion — I have a minimum target of 20 phone calls per day to connect directly with customers, because I know genuine conversations and face-to-face connections deliver stronger results than technology alone.



"From nails to negotiation,
I know what makes a house
a HOME"

Ruben Fry
ruben.fry@arizto.co.nz
027 749 6161



SELL SMARTER WITH ARIZTO'S OFFERING

- ✓ A fairer 2% ^{+GST} commission*
- ✓ Trade Me Platinum package
- ✓ Online seller's dashboard
- ✓ Marketing across NZ's top Real Estate websites
- ✓ Free professional photos
- ✓ Free 4K video
- ✓ Free property floor plan
- ✓ Free rental appraisal
- ✓ Plus much more...

"No upfront costs
No sale, no fee!"



Ruben Fry

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