

PROPERTY INFORMATION SHEET



Address: 60A Duncan Street, Whanganui East, Whanganui @ 13Jun-2026

The trustees have advised the following information on the property to the best of their knowledge and in good faith, but no Vendor warranty or guarantee is provided as per Further Terms of Sale on the Sale & Purchase Agreement. Some information is unverified unless supporting paperwork provided by the executors. Information also provided from independent research by the listing salesperson and Arizto Real Estate Limited. Buyers to also please seek independent expert advice and perform your own due diligence. The parties above accept no responsibility for errors, omissions or misinterpretations.

Reason for sale:	Owner purchased new in Jan 2014 - passed away 2026. Son and daughter selling on behalf of family trust		
Residential Property Type	<input checked="" type="checkbox"/> House (duplex) <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse <input type="checkbox"/> Unit <input type="checkbox"/> New Build <input type="checkbox"/> Section <input type="checkbox"/> 1 HA+ with dwelling <input type="checkbox"/> 1HA+ Bare Land <input type="checkbox"/> Owner Occupied <input type="checkbox"/> Tenanted <input checked="" type="checkbox"/> Vacant		
Legal Description, RV and Rates	Legal Desc: LOT 2 DP 461098 Record of Title/Identifier: 605977 Building Age (Circa): 2013 CCC issued Val Reference: 13240/16401 Current RV: \$630,000 @ 1-Sep-25 (Land Value) \$160,000 (Improvements) \$470,000 Rates @ Jul-25 : District: \$3,455.35 (@ Jul-26: \$3,839.72) Regional: \$534.07 (\$611.01) Total: \$3,989.42 (\$4,450.73) <input checked="" type="checkbox"/> Freehold <input type="checkbox"/> Leasehold <input type="checkbox"/> Cross Lease (Freehold) <input type="checkbox"/> Cross Lease (Leasehold) <input type="checkbox"/> Unit Title Stratum (in Freehold) <input type="checkbox"/> Unit Title Stratum (in Leasehold),		
Specs	Floor Area +/- 127 (m2) Land Area +/- 349 (m2) Bedrooms 3 Office/Study 0 Bathrooms 1 Toilets 2 Kitchen/Dining/Living open plan	<input type="checkbox"/> Separate Bath <input checked="" type="checkbox"/> Wetfloor Shower <input checked="" type="checkbox"/> Dining <i>open plan</i> <input checked="" type="checkbox"/> Living area <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Garage/ Laundry	<input type="checkbox"/> Greenhouse <input type="checkbox"/> Water softener <input type="checkbox"/> Studio <input type="checkbox"/> Sleepout <input type="checkbox"/> Ramp access <input type="checkbox"/> Porch <input checked="" type="checkbox"/> Garden Shed x2 <input type="checkbox"/> Swimming Pool <input checked="" type="checkbox"/> Covered Patio <input type="checkbox"/> Conservatory <input checked="" type="checkbox"/> Clothesline <input type="checkbox"/> Woodshed
Water Heating	<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas Mains <input type="checkbox"/> Gas Bottles Gas System Type: _____ <input type="checkbox"/> Solar - <input type="checkbox"/> Owned or <input type="checkbox"/> Leased - Number of panels: <i>Water Heating (additional notes such as other system, upgrades, cylinder or continuous flow)</i> Notes: original cylinder from when built 2013		
Home Heating & Ventilation systems	<input checked="" type="checkbox"/> Heat pump x2 <input type="checkbox"/> Heat Transfer <input type="checkbox"/> Rinnai Gas Heater <input type="checkbox"/> DVS <input type="checkbox"/> Wood burner <input type="checkbox"/> HRV <input type="checkbox"/> Electric flame effect fire <input type="checkbox"/> Under Floor heating		Notes: the heat pumps have been serviced annually by CME Services Whanganu. no paperwork available - buyers can check with CME.
Internet	<input checked="" type="checkbox"/> Fibre Broadband <input type="checkbox"/> ADSL <input type="checkbox"/> VDSL <input type="checkbox"/> Rural Broadband <input type="checkbox"/> Wireless <input type="checkbox"/> None		
Insulation (council file)	Ceiling: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown Type/Age: Age: 2013 Type: R3.2 Floor: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A Type/Age: Walls: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown Type/Age: Age: 2013 Type: R2.4		
Water Supply	<input checked="" type="checkbox"/> Council Mains <input type="checkbox"/> Metered <input type="checkbox"/> Artesian <input type="checkbox"/> Restricted feed <input type="checkbox"/> Metered <input type="checkbox"/> Bore - depth <input type="checkbox"/> Tank/s Tank size: _____ <input type="checkbox"/> Water Rates: N/A	<input type="checkbox"/> Protected Trees: N/A <input checked="" type="checkbox"/> Fruit Trees lemon, mandarin, passionfruit, tamarillo, persimmon	
Sewage	<input checked="" type="checkbox"/> Council Mains <input type="checkbox"/> Private Septic System - <input type="checkbox"/> Tank or <input type="checkbox"/> Disposal field type Last Service Date _____ Service Contract _____		
Foundations (council file)	<input type="checkbox"/> Concrete Piles <input checked="" type="checkbox"/> Concrete Slab Ring Foundation <input type="checkbox"/> Unknown <input type="checkbox"/> Brick Piles <input type="checkbox"/> Concrete Ring		
Roof (council file)	<input checked="" type="checkbox"/> Colorsteel Longrun <input type="checkbox"/> Corrugated Iron <input type="checkbox"/> Clay tile <input type="checkbox"/> Decramastic Tile <input type="checkbox"/> Concrete/Clay Tile <input type="checkbox"/> Other: Zinalume	<input checked="" type="checkbox"/> House Roof Age: 2013	
Joinery	<input type="checkbox"/> Timber <input checked="" type="checkbox"/> Aluminium <input type="checkbox"/> Single glazed <input checked="" type="checkbox"/> Double glazed		

Cladding (unverified)	<input type="checkbox"/> Stucco/Roughcast <input type="checkbox"/> Brick <input type="checkbox"/> Hardiplank <input type="checkbox"/> Board & Batten <input type="checkbox"/> Weatherboard <input type="checkbox"/> Concrete Block <input checked="" type="checkbox"/> Fibre Cement Weatherboard.	Notes: James Hardie Titan™ Facade Panels & Linea boards Trustees say house has been washed annually by Chemwash with last clean approx May-2026.
Outbuilding(s)	<input type="checkbox"/> Old storage shed <input type="checkbox"/> Woodshed <input type="checkbox"/> Mudroom <input type="checkbox"/> Greenhouse <input checked="" type="checkbox"/> Garden shed x2 <input type="checkbox"/> N/A	
Under Floor & Ceiling Access	<input type="checkbox"/> Floor: N/A - concrete floor <input checked="" type="checkbox"/> Ceiling: above internal door into house from the garage	
Plumbing (unverified)	Plumbing - 2013. Bathroom renovated in 2024 New level entry shower (wet floor) and toilet with CCC.	
Electrical (unverified)	Electrical - 2013 Laser Electrical (powerboard in hallway, metre outside garage).	
All Chattels Sold As Is Where Is	<input checked="" type="checkbox"/> Underbench Electric Oven <input type="checkbox"/> Wall Oven <input type="checkbox"/> Electric Stove <input checked="" type="checkbox"/> Cooktop: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Rangehood <input type="checkbox"/> Kitchen extractor fan <input checked="" type="checkbox"/> Light fittings <input checked="" type="checkbox"/> Fixed Floor coverings <input type="checkbox"/> Ceiling fan <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Blinds <input type="checkbox"/> Nets <input checked="" type="checkbox"/> Curtains/Drapes <input checked="" type="checkbox"/> Smoke detector(s) <input type="checkbox"/> Waste disposal	<input type="checkbox"/> Gas heater (Rinnai) <input type="checkbox"/> Wood burner <input checked="" type="checkbox"/> Heat pump x2 (heating & cooling) <input type="checkbox"/> Water softener <input checked="" type="checkbox"/> Heat pump remote control x2 <input type="checkbox"/> HRV <input checked="" type="checkbox"/> Garage door automatic opener <input checked="" type="checkbox"/> Garage Remote x2 <input checked="" type="checkbox"/> Bathroom wall heater <input checked="" type="checkbox"/> Heated towel rail <input checked="" type="checkbox"/> Extractor fan (bathroom) <input checked="" type="checkbox"/> Garden Shed x2 <input type="checkbox"/> Security Cameras <input checked="" type="checkbox"/> Clothesline <input checked="" type="checkbox"/> Laundry Tub
Additional Chattels	2x security doors, washing machine, 2x garden hose reels, security lights, 2x TVs on wall & wall brackets, all shelving and storage cabinets present in the garage	<i>*Chattels sold in 'as is' condition are excluded from Vendor Warranties Clause 7.3(1) within a Sale and Purchase Agreement which states: The chattels included in the sale listed in Schedule 2...are delivered to the purchaser in reasonable working order...in their state of repair as at the date of this agreement...but failure to do so shall only create a right of compensation'.</i> <i>*Locks that have no key(s) are excluded from Clause 3.4 within a Sale and Purchase Agreement which states: 'On the settlement date, the vendor shall make available to the purchaser keys to all exterior doors that are locked by key, electronic door openers to all doors that are opened electronically and the keys and or/security codes to any alarms at the date of this agreement...but failure to do so shall only create a right of compensation'.</i>
*As is Chattels	Trustees tell us that while they believe all chattels are in good condition they are offered on an As is Where is basis with no vendor warranties due to the trustees not having been in occupation of the property.	
Excluded Chattels	2x fridges	
Keys/Access Cards/Door Codes* Are there keys available to all external doors, garage/security/ranch/french? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes All locks checked and serviced by McCarthys June-2026. One key for all doors & security doors. (2 keys available)		

Unit titles: The client(s) has provided a signed, dated and completed pre-contract disclosure N/A No Yes

Goods and Services Tax (GST): For the purposes of this transaction the client(s) is/are registered for Goods & Services Tax (GST)? No Yes GST Number:

Health and Safety:

- No Yes – Is the access way clear? No Yes – Are there any chemicals/cleaning products within reach of children?
- No Yes – Is the access way steep? No Yes – Are there any maintenance issues eg; broken steps, loose railings, disturbed asbestos?
- No Yes – Dogs present on site? No Yes – Any other potential hazard(s) identified by the client?
- No Yes – Have cupboards been checked for items that may fall out?

What are the neighbours like and are they owner occupiers or renting?

Vendor comments: Owner occupiers - were friendly and helpful to the owner.

More information from the vendors:

- GJ Gardner home - Bcon issued Dec 2012, CCC issued Nov 2013.
- Improvements made by owner since purchasing: updated bathroom with wet floor shower and second toilet, added 2x heat pumps?
- Inside recently repainted and picture holes in walls etc repaired to freshen up for sale
- Carpets cleaned early June-2026.

COUNCIL PERMITS & CONSENTS ON FILE

2012 - Sub12/041 Subdivision Resource Consent
 D Gordon Residential Subdivision (H&O) Deposit Notice Received
 2012 (Dec) - BCon12/0771 New Residential Dwelling - \$100001 - \$200000 New 127.2m2 Attached Town house Unit with Attached Garage (Rear Unit)
 RESTRICTED BUILDING WORK - CCC with no Conditions
 2024 - BCon24/0189 General Building Consents
 New level entry shower and toilet in bathroom - CCC with no Conditions

DISCLOSURES - please ask the salesperson and they will be emailed to you.