

DETAILED PROPERTY INFORMATION

Address: 11A Nikau Street, Tawhero, Whanganui @ 28-Mar-2026

The owner (vendor) has passed on and advised the following information on the property to the best of their knowledge and in good faith, and some information is unverified unless supporting paperwork provided by the owner. The following information is also from independent research conducted 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:	Vendor's father purchased Jan-2015. Selling because father passed away awhile ago, was then rented by a family acquaintance for approx 1 year for \$350 per week (under market rent)			
Residential Property Type	<input type="checkbox"/> House <input type="checkbox"/> Apartment <input checked="" type="checkbox"/> Townhouse (standalone) <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 (tenant moved out 16-Feb-2026)			
Legal Description, RV and Rates	<p>Legal Desc: FLAT 2 GARAGE 2 CARPORT 2 DP 57079 HAVING 1/2 INT IN 1024m2 BEING PT LOT 6 DP 2953 Record of Title/Identifier: WN26B/416 Building Age (Circa): 1975 Val Reference: 13110/29700B Current RV: \$435,000 @ 1-Sep-25 (Land Value) \$160,000 (Improvements) \$275,000 Current Rates @ 1-Jul-2025 : District: \$3,526.93 Regional: \$407.79 Total: \$3,934.72</p> <input type="checkbox"/> Freehold <input type="checkbox"/> Leasehold <input checked="" 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 +/- 103 (m2) Land Area +/- 1/2 INT IN 1024 (m2) Bedrooms 2 (double with wardrobes) Bathrooms 1 Toilets 1 (separate) Kitchen/Dining 1 Laundry 1	<input checked="" type="checkbox"/> Separate Bath <input checked="" type="checkbox"/> Separate Shower <input checked="" type="checkbox"/> Dining <i>open plan</i> <input checked="" type="checkbox"/> Living area <input checked="" type="checkbox"/> Carport (caravan) <input checked="" type="checkbox"/> Garage	<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 <input type="checkbox"/> Swimming Pool <input type="checkbox"/> Deck(s) <input checked="" type="checkbox"/> Conservatory <input checked="" type="checkbox"/> Clothesline <input type="checkbox"/> Woodshed
Water Heating	<input checked="" type="checkbox"/> Electric (water) <input checked="" type="checkbox"/> Gas Mains (lounge heater) <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: ZIP electric water heated (1974) in laundry - family believe element was replaced approx 2 years ago			
Home Heating & Ventilation systems	<input type="checkbox"/> Heat pump <input type="checkbox"/> Heat Transfer <input checked="" type="checkbox"/> Flued Gas Heater <input type="checkbox"/> DVS <input type="checkbox"/> Wood burner <input checked="" type="checkbox"/> HRV <input type="checkbox"/> Electric flame effect fire <input type="checkbox"/> Under Floor heating	Notes: No info available for when gas heater was last serviced/flue checked. HRV pre-existing when owner purchased 2015 - no info on service history or filter replacement		
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 (unverified)	Ceiling: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown: Family believe the ceiling insulation was updated approx 3 years ago Floor: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown: Inaccessible - buyers please do your own checks Walls: <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Unverified: Council records say - Line all exterior framing of unit with double sided sisalcraft fixed to the makers instructions.			
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/sTank size: _____ <input type="checkbox"/> Water Rates: N/A	<input type="checkbox"/> Protected Trees: N/A <input checked="" type="checkbox"/> Fruit Trees Lemon. Orange, Grapefruit		
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 type="checkbox"/> Concrete Slab <input type="checkbox"/> Unknown <input type="checkbox"/> Brick Piles <input checked="" type="checkbox"/> Concrete Perimeter	Notes: based on the council file the foundation is Reinforced Concrete Perimeter Foundation Wall on a Strip Footing. Garage on concrete slab.		
Roof (unverified)	<input type="checkbox"/> Colorsteel <input type="checkbox"/> Corrugated Iron <input type="checkbox"/> Clay tile <input checked="" type="checkbox"/> Decramastic Tile <input type="checkbox"/> Concrete/Clay Tile <input type="checkbox"/> Other: Zinalume	<input checked="" type="checkbox"/> House Roof Age: Original Notes: no further info known about the roof - no known leaks. Recommend buyers do their own checks		
Joinery	<input type="checkbox"/> Timber <input checked="" type="checkbox"/> Aluminium <input checked="" type="checkbox"/> Single glazed <input 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: No known issues with cladding. Interior ceilings are Pinex Coverline Gables
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 <input type="checkbox"/> N/A	
Under Floor & Ceiling Access	<input type="checkbox"/> Floor: N/A <input checked="" type="checkbox"/> Ceiling: ceiling access is in the hallway outside by entrance to bedrooms.	
Plumbing (unverified) Electrical (unverified)	Plumbing - Believed to be original - unknown, recommend buyers do their own checks Electrical - Some work evident to exterior power board (outside laundry back door) in 2015 however recommend buyers do their own checks	
Standard Chattels covered under vendor warranties	<input type="checkbox"/> Underbench Electric Oven <input type="checkbox"/> Wall Oven <input checked="" type="checkbox"/> Electric Stove <input type="checkbox"/> Cooktop: <input type="checkbox"/> Induction <input type="checkbox"/> Gas <input 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 checked="" type="checkbox"/> Nets <input checked="" type="checkbox"/> Curtains <input checked="" type="checkbox"/> Smoke detector(s) <input type="checkbox"/> Waste disposal	<input type="checkbox"/> Gas heater (Rinnai) <input type="checkbox"/> Wood burner <input type="checkbox"/> Heat pump x2 (heating & cooling) <input type="checkbox"/> Water softener <input type="checkbox"/> Heat pump remote control x2 <input checked="" type="checkbox"/> HRV <input checked="" type="checkbox"/> Garage door automatic opener <input checked="" type="checkbox"/> Garage Remote x1 <input type="checkbox"/> Bathroom wall heater <input type="checkbox"/> Heated towel rail <input type="checkbox"/> Extractor fan (bathroom) <input checked="" type="checkbox"/> Garden Shed <input type="checkbox"/> Security Cameras <input checked="" type="checkbox"/> Clothesline <input checked="" type="checkbox"/> Laundry Tub
Additional Chattels	TV in the bedroom, Dryer	<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	Kitchen extractor in wall, Bathroom light/heat lamp. Gas heater in lounge, Alarm, Purple cupboard in laundry,	
Excluded Chattels	Fridges, Lounge Suite, TV in lounge, Dining table and chairs, beds, Bedroom furniture, Wall art, Ornaments	
Keys/Access Cards/Door Codes* Are there keys available to all external doors, inc garage/ranch sliders, french? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Keys to front door/conservatory. Keys to backdoor/garage + 1 remote. No keys for ranchslider into lounge or laundry security door		
Unit titles: The client(s) has provided a signed, dated and completed pre-contract disclosure <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes		
Goods and Services Tax (GST): For the purposes of this transaction the client(s) is/are registered for Goods & Services Tax (GST)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes GST Number:		
Health and Safety: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes – Is the access way clear? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – Are there any chemicals/cleaning products within reach of children? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – Is the access way steep? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – Are there any maintenance issues eg; broken steps, loose railings, disturbed asbestos? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – Dogs present on site? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes – Have cupboards been checked for items that may fall out? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – Any other potential hazard(s) identified by the client? Notes:		
What are the neighbours like and are they owner occupiers or renting? Vendors say: House at end of shared driveway is tenanted and neighbours to left. Mixture of owner occupiers and rented in street		
More information from the vendors: No other information available.		
DISCLOSURES - please ask the salesperson and they will be emailed to you.		