

DETAILED PROPERTY INFORMATION

Address: 14A Brassey Road, Saint Johns Hill, Whanganui @ 2-May-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 purchased Feb-1991 only selling as downsizing to independent living village	
Residential Property Type	<input checked="" type="checkbox"/> House <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 checked="" type="checkbox"/> Owner Occupied <input type="checkbox"/> Tenanted <input type="checkbox"/> Vacant	
Legal Description, RV and Rates	Legal Desc: LOT 1 DP 41883 Record of Title/Identifier: WN13D/1247 Building Age (Circa): 1974 Val Reference: 13180/43502 Current RV: \$670,000 @ 1-Sep-25 (Land Value) \$275,000 (Improvements) \$395,000 Current Rates @ 1-Jul-2025 : District: \$4,398.67 Regional: \$559.97 Total: \$4,958.64 <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 +/- 230 (m2) Land Area +/- 506 (m2) Bedrooms 3 + office Bathrooms 2 Toilets 2 Kitchen 1 Laundry 1 Garage 2	<input checked="" type="checkbox"/> Separate Bath <input type="checkbox"/> Greenhouse <input type="checkbox"/> Garden Shed <input checked="" type="checkbox"/> Separate Shower <input type="checkbox"/> Water softener <input type="checkbox"/> Swimming Pool <input checked="" type="checkbox"/> Dining <input type="checkbox"/> Studio <input type="checkbox"/> Deck(s) <input checked="" type="checkbox"/> Living area <input type="checkbox"/> Sleepout <input type="checkbox"/> Conservatory <input type="checkbox"/> Carport <input type="checkbox"/> Ramp access <input checked="" type="checkbox"/> Clothesline <input checked="" type="checkbox"/> Garage <input checked="" type="checkbox"/> Balcony <input type="checkbox"/> Woodshed
Water Heating	<input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas Mains <input type="checkbox"/> Gas Bottles <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: Parker Aircon Rapid Recovery Automatic Gas Water Heater (possibly from 1980s to 1990s, pre-existing when vendors purchased, no issues, no service records).	
Home Heating & Ventilation systems	<input type="checkbox"/> Heat pump <input type="checkbox"/> Heat Transfer <input checked="" type="checkbox"/> Rinnai Gas Fire <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: New flued Gas fire in lounge installed 2024, Gas compliance certificate on file.
Internet	<input checked="" type="checkbox"/> Fibre Broadband being installed soon <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 Type/Age: Owner believes ceiling insulation is present but unsure of age or condition, may be original (not sure) Floor: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown Type/Age: Walls: <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown Type/Age:	
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 Feijoa x2, Lemon, Blueberry
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 Block and Slab <input type="checkbox"/> Unknown <input type="checkbox"/> Brick Piles <input type="checkbox"/> Concrete Ring	
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: most likely original Notes: owners did replace some tiles over the kitchen area when they purchased. Have had no other issues. Was regularly sprayed.
Joinery	<input type="checkbox"/> Timber <input checked="" type="checkbox"/> Aluminium <input checked="" type="checkbox"/> Single glazed <input type="checkbox"/> Double glazed	

Cladding (council file but to be verified)	<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"/> Concrete block walls lower level with split stone top level	Notes: Highline gables and hardiflex soffits
Outbuilding(s)	<input type="checkbox"/> Old storage shed <input type="checkbox"/> Woodshed <input type="checkbox"/> Mudroom <input type="checkbox"/> Greenhouse <input type="checkbox"/> Garden shed <input checked="" 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 upstairs	
Plumbing (unverified)	Plumbing - No updates since owners purchased 1991 (but also not sure if original from 1974)	
Electrical (unverified)	Electrical - No updates since owners purchased 1991 (but also not sure if original from 1974)	
Standard Chattels covered under vendor warranties	<input type="checkbox"/> Underbench Electric Oven <input checked="" type="checkbox"/> Gas Oven & Hob <input type="checkbox"/> Electric Stove <input type="checkbox"/> Cooktop: <input type="checkbox"/> Induction <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 type="checkbox"/> Dishwasher <input type="checkbox"/> Blinds <input checked="" type="checkbox"/> Nets <input checked="" type="checkbox"/> Curtains <input type="checkbox"/> Smoke detector(s) <input type="checkbox"/> Waste disposal	<input checked="" type="checkbox"/> Flued Gas fire (Rinnai) <input type="checkbox"/> Wood burner <input 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 type="checkbox"/> Bathroom wall heater <input type="checkbox"/> Heated towel rail <input type="checkbox"/> Extractor fan (bathroom) <input type="checkbox"/> Garden Shed <input type="checkbox"/> Security Cameras <input checked="" type="checkbox"/> Clothesline <input checked="" type="checkbox"/> Laundry Tub
Additional Chattels	N/A	<p>*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'.</p> <p>*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'.</p>
*As is Chattels	Dishwasher. Wall heater in ensuite. 2x wall heaters (entrance & upstairs hallway, never used by vendor)	
Excluded Chattels	N/A	
Keys/Access Cards/Door Codes* Are there keys available to all external doors, inc garage/ranch sliders, french?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Keys for front door and laundry back door (top locks only), and internal garage door, 2x garage remotes + wall opener	

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:

- | | |
|--|--|
| <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes – Is the access way clear? | <input type="checkbox"/> No <input checked="" 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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes – Any other potential hazard(s) identified by the client? |
| <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes – Have cupboards been checked for items that may fall out? | |

Notes for yes answers: Normal household cleaners are present

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

Vendors say: Owner occupiers, nice friendly neighbourhood.

More information from the vendors:

- Full section was subdivided off full site approx 1973/74 (14 Brassey Road is the original home at rear built 1950s); large section sub-divided and sold then new home built at 14A in 1974 by those new owners. Vendor purchased 1991.
- Original plans show the ensuite was a separate bath-room, accessed via a door in the hallway. A previous owner has created a doorway from main bedroom and blocked hallway access.
- Automatic sump installed beside the garage under stairs, to pump any excess overflow that may come from top of property.
- Gas fire (new 2024), Smeg gas oven and hob and Midea rangehood (new 2025)
- Double fridge is negotiable
- Rental appraisal \$580-\$620pw subject to Healthy Homes compliance.

COUNCIL PERMITS & CONSENTS ON FILE

1974 - BP/G37951 Building Permit (pre Building Act building App) DWELLING & GARAGE - Permit

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