

PROPERTY INFORMATION SHEET



Address: 85B Fitzherbert Avenue, Tahwero, Whanganui @ 19-Sep-2026

The "Vendors" have 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 has been provided. 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:	Owned since 2007. Selling as the owner has now moved to a retirement village.		
Residential Property Type	☐ House ☐ Apartment ☒ Townhouse/Unit ☐ Unit ☐ New Build ☐ Section ☐ 1 HA+ with dwelling ☐ 1HA+ Bare Land ☐ Owner Occupied ☐ Tenanted ☒ Vacant		
Legal Description, RV and Rates	Legal Desc: FLAT 2 DP 47795 HAVING 1/3 INT IN 952 SQ METRES BEING LOT 3 DP 44124 Record of Title/Identifier: WN18A/845 Val Reference: 13140/62100B Building Age (Circa): 1977 Current RV: \$410,000 @ 1-Sep-25 Land Value \$155,000 Improvements \$255,000	Rates: @ 1-Jul-26: Whanganui District Council: \$3,629.42 Horizons Regional Council: \$445.27 Total Rates: \$4,074.69 ☐ Freehold ☐ Leasehold ☒ Cross Lease (Freehold) ☐ Cross Lease (Leasehold) ☐ Unit Title Stratum (in Freehold) ☐ Unit Title Stratum (in Leasehold)	
Specs	Floor Area +/- 100 (m2) Land Area +/- 1/3 INT IN 952 (m2) Bedrooms 2 Office/Study 0 Bathrooms 1 Toilets 1 Living 1 Kitchen 1 Laundry 1	☒ One level (no stairs) ☒ Separate Shower ☒ Dining/Living ☒ Separate toilet ☒ Separate laundry ☒ Single Garage	☐ Greenhouse ☐ Garden Shed ☐ Water softener ☐ Swimming Pool ☐ Studio ☐ Covered Patio ☐ Sleepout ☐ Conservatory ☐ Ramp access ☒ Clothesline x1 ☒ Fenced yard ☐ Woodshed
Water Heating	☒ Electric ☐ Gas Mains ☐ Gas Bottles ☐ Solar - ☐ Owned or ☐ Leased - Number of panels: <i>Water Heating (additional notes such as other system, upgrades, cylinder or continuous flow)</i> Notes: HWC in laundry cupboard. Triumph water heating - 135 litres. Date despatched: 21-5-2023. Maximum water pressure 76kPa low pressure		
Home Heating & Ventilation systems	☒ Heat pump ☐ Heat Transfer ☐ Wall panel electric heater Heat pump approx 15 years old. No known service history. ☐ Gas Heater ☐ DVS ☐ Nightstore electric heater ☐ HRV ☐ Electric flame effect fire ☐ Under Floor heating		
Internet	☐ Fibre Broadband ☐ ADSL ☐ VDSL ☐ Rural Broadband ☐ Wireless ☐ None Fibre is available in the area - purchaser to contact Tuatahi fibre to arrange installation		
Insulation (council file)	Ceiling: ☒ Yes ☐ No ☐ Unknown Type/Age: Subfloor: ☐ Yes ☐ No ☒ N/A Type/Age: Walls: ☒ Yes ☐ No ☐ Unknown Type/Age:	Ceiling - believed still to be original (council file says: ceiling lined with R.9 Fibreglass batts). Subfloor - n/a as concrete floor Walls - believed still to be original (council file says: line exterior walls with R.9 Fibreglass batts)	
Water Supply	☒ Council Mains ☐ Metered ☐ Artesian ☐ Restricted feed ☐ Metered ☐ Bore - depth ☐ Tank/sTank size: _____ ☐ Water Rates: N/A	☐ Protected Trees: N/A ☐ Fruit Trees & Berries N/A	
Sewage	☒ Council Mains ☐ Private Septic System - ☐ Tank or ☐ Disposal field type Last Service Date _____ Service Contract _____		
Foundations (council file)	☐ Timber Piles ☐ Concrete Slab (Ribract) Notes: unsure ☐ Unknown ☐ Brick Piles ☐ Concrete Ring		
Roof (council file)	☐ Colorsteel ☒ Corrugated Iron ☐ Clay tile ☐ Steel Colourtile ☐ Concrete/Clay Tile ☐ Other: Zincalume	☒ House Roof Age: 1977 - Believed to be original - has had repairs/patches over the years. Buyers to perform their own due diligence please.	
Joinery	☐ Timber ☒ Aluminium ☒ Single glazed ☐ Double glazed		

Cladding (council file)	☐ Stucco/Roughcast ☒ Mixed cladding - concrete block, white stone brick veneer and fibrolite highline. ☐ Board & Batten ☐ Weatherboard ☐ Split stone ☐ Concrete Block ☐ Timber Weatherboard																																			
Outbuilding(s)	☐ Old storage shed ☐ Woodshed ☐ Mudroom ☐ Gazebo ☐ Garden shed ☒ N/A																																			
Subfloor & Ceiling Access	☒ Floor: N.A - concrete floor ☒ Ceiling: Ceiling access is in the hallway.																																			
Plumbing (unverified)	Plumbing - believed to be original apart from new HWC 2023. Plumbing details in council property file: Mains supply pipe from street. Hot water pipes shall be copper. Cold water pipes may be unplasticised p.v.c. wastes and vents may be unplasticised p.v.c. No mention in property file of Dux Quest																																			
Electrical (unverified)	Electrical - believed to be original. In 1977, plastic PVC-based TPS wiring had become the standard residential wiring material across New Zealand.																																			
Standard Chattels covered under vendor warranties	<table border="0"> <tr> <td>☐ Dishwasher</td> <td>☒ Heat pump</td> <td>☒ Stove</td> </tr> <tr> <td>☐ Blinds</td> <td>☒ Curtains</td> <td>☐ Drapes</td> </tr> <tr> <td>☐ Alarm</td> <td>☐ Extractor fan</td> <td>☒ Garage door opener</td> </tr> <tr> <td>☐ Waste disposal unit</td> <td>☐ Rangehood</td> <td>☒ Fixed floor coverings</td> </tr> <tr> <td>☒ Light fittings</td> <td>☐ Garden shed</td> <td>☐ Fridge</td> </tr> <tr> <td>☐ Washing machine</td> <td>☐ Dryer</td> <td>☐ Pool coverings</td> </tr> <tr> <td>☐ Oven + Hob</td> <td>☐ Home ventilation system</td> <td>☐ Heated towel rail</td> </tr> <tr> <td>☐ Wall/under bench oven</td> <td>☐ Cooktop/hob</td> <td>☐ Kitchen waste disposal</td> </tr> <tr> <td>☐ Smoke detectors</td> <td>☐ Security alarm</td> <td>☒ Garage door remote x2</td> </tr> <tr> <td>☐ Blinds (motor driven)</td> <td>☐ Curtains (motor driver)</td> <td>☐ Bathroom extractor fans</td> </tr> <tr> <td>☐ Window coverings</td> <td>☐ Automatic garage door facility</td> <td></td> </tr> </table>			☐ Dishwasher	☒ Heat pump	☒ Stove	☐ Blinds	☒ Curtains	☐ Drapes	☐ Alarm	☐ Extractor fan	☒ Garage door opener	☐ Waste disposal unit	☐ Rangehood	☒ Fixed floor coverings	☒ Light fittings	☐ Garden shed	☐ Fridge	☐ Washing machine	☐ Dryer	☐ Pool coverings	☐ Oven + Hob	☐ Home ventilation system	☐ Heated towel rail	☐ Wall/under bench oven	☐ Cooktop/hob	☐ Kitchen waste disposal	☐ Smoke detectors	☐ Security alarm	☒ Garage door remote x2	☐ Blinds (motor driven)	☐ Curtains (motor driver)	☐ Bathroom extractor fans	☐ Window coverings	☐ Automatic garage door facility	
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As Is Condition Chattels (excluded from vendor warranties)	N/A *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.*																																			
Keys/Access Cards/Door Codes* Are there keys available to all external doors, front door, garage/ranch/french/security? ☐ No ☒ Yes Keys are available for front security door, front ranch slider, internal front door + the backdoor.																																				
*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'																																				
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:																																				
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What are the neighbours like and are they owner occupiers or renting?																																				
Vendor comments: Roadside attached townhouse is owner occupied - quiet owner. Other one is tenanted - existing tenants moved out approx 17-Sep and property is being re-advertised for rent.																																				

More information from the vendor:

- The property is held on a cross-lease title with a one-third share and is subject to a Memorandum of Lease dated 1977. The lease contains provisions relating to the use and maintenance of the property, alterations, pets, insurance, shared costs, common areas and exterior appearance. A copy of the Memorandum of Lease is available with the property documents and purchasers are recommended to have their lawyer review its terms. Flats to be used for residential purposes only.
- Pets: Pets are allowed provided they do not unreasonably interfere with the quiet enjoyment of the other residents, in accordance with the Memorandum of Lease.
- Common/Exclusive Areas: The cross lease identifies areas associated with Flat 2 for its exclusive use together with common areas used for access. ie: has exclusive use fully fenced back yard. Purchasers are recommended to refer to the title, flats plan and Memorandum of Lease for details.
- Interior: Some marks/repairs to the interior walls evident. Buyers may choose to repaint and/or refurbish the home.
- Bedroom carpet: The carpet in both bedrooms appears to be original and shows age, wear and tear.
- Shower over bath removed by previous owner and replaced with a shower box.
- Auto garage door with 2 remotes - original.

COUNCIL PERMITS & CONSENTS ON FILE

1977 -
BP/H116916
Building Permit
(pre Building Act
building App)
Erect 3 Units -
Permit