

## Property Details

### 1C Hobday Place, Meadowbank

<b>Legal Description</b>	1/4 SH Lot 26 DP 57296, , Flat 4 DP 110657 with Lease Instrument L11358114.1  Flat 4 and Carport 4 DP 110657 with Lease Instrument L11488240.6
<b>Leasehold Tenure</b>	21 year lease; 21 yearly ground rent reviews. Next review July, 2030 Current Ground Rent \$6,750 per annum (1/4 share of \$27,000)
<b>Certificate of Title</b>	909054
<b>Land Area</b>	690 m2 more or less
<b>Capital Value</b>	\$680,000 (June 2024). Land Value = \$440,000 VI= \$240,000
<b>AC Rates</b>	\$2,641.04 pa (2025/2026 year)
<b>Total Floor Area</b>	57 m2 (Homes.co.nz) Plus Carport space
<b>Chattels</b>	Stove, Light Fittings, Drapes, Rangehood. Smoke Detector
<b>Special Note</b>	Washing Machine may be left but not included in chattels
<b>Viewing</b>	By Appointment
<b>Method of Sale</b>	Private by owner - Asking Price \$160,000

Every precaution has been taken to establish the accuracy of the material herewith. Prospective purchasers should not confine themselves to the contents but make their own enquiries to satisfy themselves on all aspects.