

Property Details

1C Hobday Place, Meadowbank

Legal Description	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
Leasehold Tenure	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)
Certificate of Title	909054
Land Area	690 m2 more or less
Capital Value	\$680,000 (June 2024). Land Value = \$440,000 VI= \$240,000
AC Rates	\$2,641.04 pa (2025/2026 year)
Total Floor Area	57 m2 (Homes.co.nz) Plus Carport space
Chattels	Stove, Light Fittings, Drapes, Rangehood. Smoke Detector
Special Note	Washing Machine may be left but not included in chattels
Viewing	By Appointment
Method of Sale	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 enquires to satisfy themselves on all aspects.