



687 Rings RdCoromandel

The Network Licensed REAA 200



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www.trinityrealestate.co.nz

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ROBKFATLFY











Character & Charm

This Tidy 3-bedroom home with stylish updated bathroom and separate laundry has been tastefully renovated to a high standard.

Open plan lounge/dining and kitchen gives a nice spacious feel with a covered deck outside.

Set on a lovely easy-care section that is fully fenced with off street parking and is only 700 metres to the coromandel town centre for shopping and the cafes & restaurants.

This property is an ideal holiday accommodation, lock and leave or you can move on in.

Call us today you won't be disappointed.

687 Rings Rd **Coromandel**

Price: Enquiries Over \$610,000

Land Area: 306m²
Floor Area: 83m²
Rates: \$3965

Rateable value: \$640000 on 2023-06-30

View Online:

https://www.trinityrealestate.co.nz/property/687-rings-rd-coromandel/

Open Homes:

Contact Rob for viewing times



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REAL ESTATE CONSULTANT

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RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD



Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017

R.W. Muir Registrar-General of Land

Identifier SA1B/788

Land Registration District South Auckland

Date Issued 13 August 1962

Estate Fee Simple

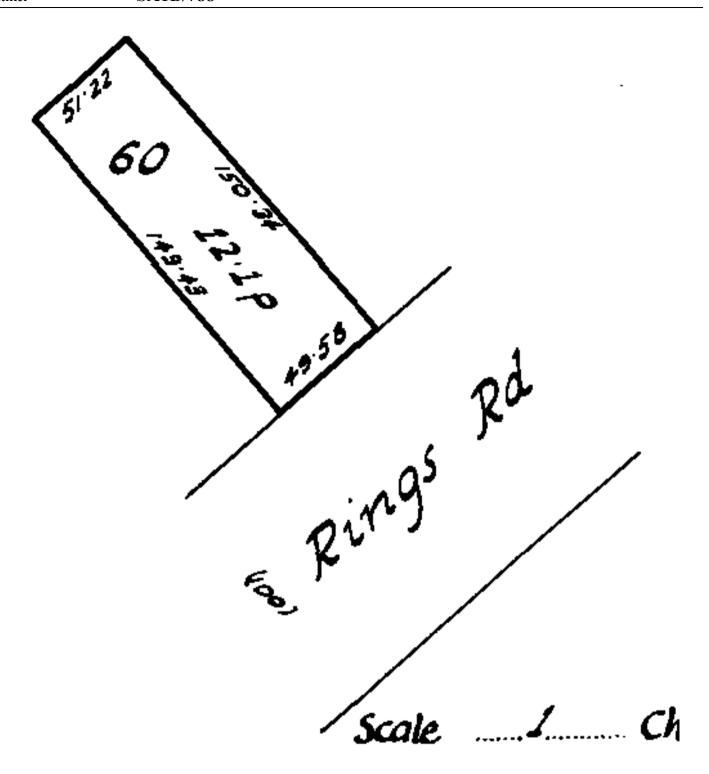
Area 306 square metres more or less
Legal Description Allotment 60 Parish of Kapanga

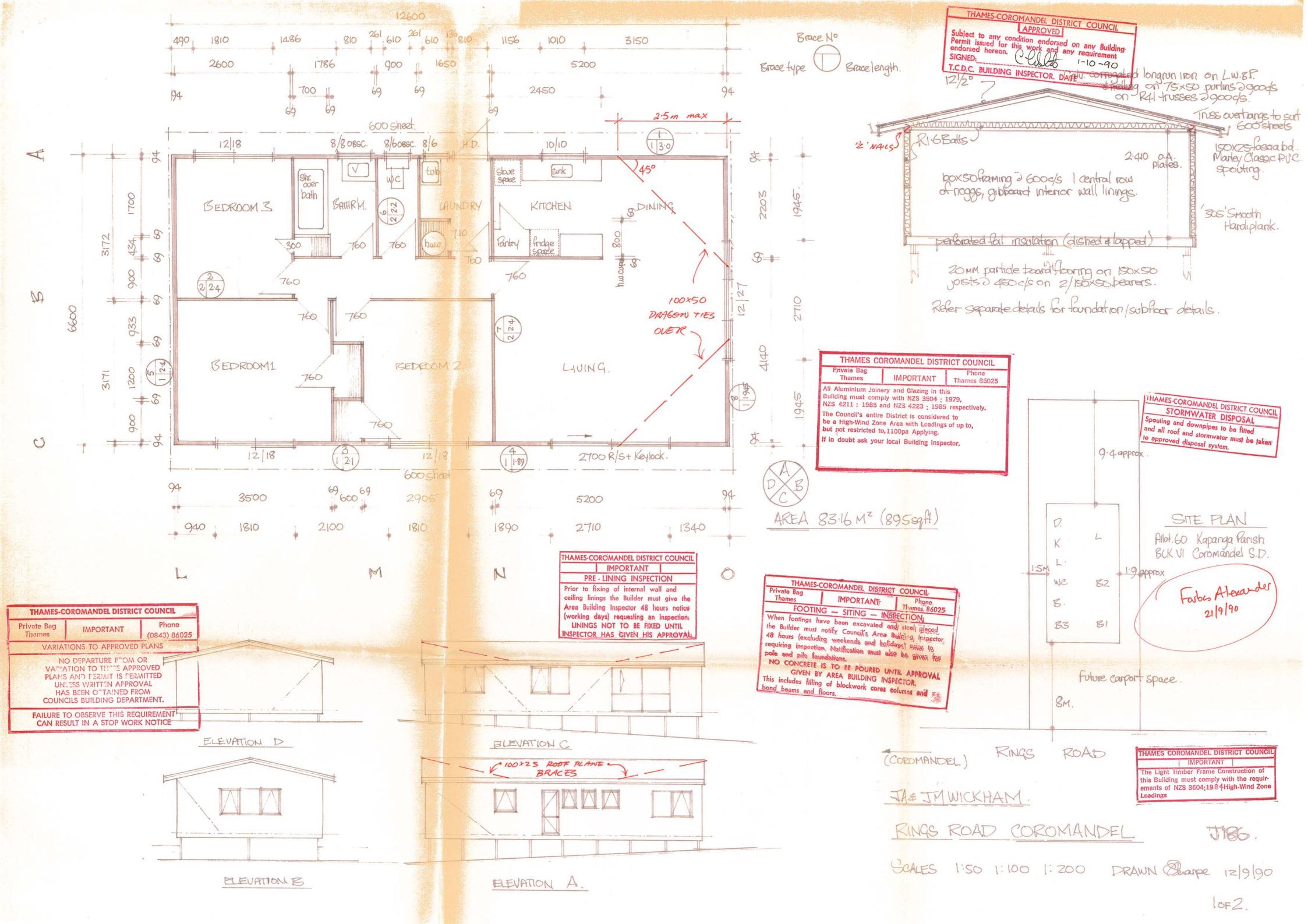
Registered Owners

Liza Visser

Interests

Appurtenant hereto is a right to drain sewage specified in Easement Certificate B379479.2 - 15.11.1996 at 2.40 pm The easements specified in Easement Certificate B379479.2 are subject to Section 243 (a) Resource Management Act 1991







Rating Information Database

Property Details

Item	Details
Assessment Number	105777
Valuation Number	04851-32601
Legal Description	Allot 60 SO KAPANGA
Situation Address	687 Rings Road Coromandel
Region	COROMANDEL
Land Area	306m² (0.0306 Ha)
Title	CT-1B/788
Land Value	\$250,000.00
Improved Value	\$390,000.00
Capital Value	\$640,000.00

Current Rates 2024/2025

Rate Type	Factor Value	Rate	Amount
District Transportation & Building Control	640000	0.00015200	\$97.28
General Rate Residential	250000	0.00091400	\$228.50
Solid Waste Collection - Coromandel/Colville	1	363.37000000	\$363.37
Stormwater Coro - Value Based	390000	0.00009700	\$37.83
Stormwater Coromandel - SUIP	1	109.46000000	\$109.46
Uniform Annual General Charge	1	735.06000000	\$735.06
Wastewater Residential	1	1085.51000000	\$1085.51
Water Serviced/Metered	1	437.23000000	\$437.23
Works & Services Farm/Hort/Rural/Res/Islands	1	331.48000000	\$331.48
Works & Services Residential	250000	0.00044800	\$112.00
		Total:	\$3537.72

Disclaimer

The 2024/2025 figures are based on the Rating Information Database as at July 2024 in conjunction with the 2024/2034 Long Term Plan. These rates were adopted by Council at a special meeting on 27 June 2024.

Rating information database - public view

Valuation number 0485132601

Assessment number 2231172

Property location 687 Rings Road Thames-Coromandel District

Land value (LV) \$250,000.00

Capital value (CV) \$640,000.00

Previous land value (LV) \$0.00

Previous capital value (CV) \$0.00

Area (Ha) 0.0306

Property category Residential-Dwelling-1990's-average

Improvements (KEY) DWG OI

Legal property descriptionAllot 60 SO KAPANGA

Rates charges

If no information is displayed here and you require further detail, call Waikato Regional Council's freephone 0800 800 401 or email rates@waikatoregion.govt.nz.

Rate description	Rate type	Rate factor	Factor	Value of factor	Rate amount (incl. GST)
Urban Public Transport Services	indirect benefit (Thames- Coromandel) Flat Rate	0.0000044	CV	640000	\$0.28
Urban Public Transport Services	direct benefit (Thames- Coromandel) Flat Rate	0.00000281	CV	640000	\$1.80
Total					\$2.08
Uniform Annual General Charge	UAGC UR	99.71544808	UR	1	\$99.72
Total					\$99.72
Regional Theatre	Secondary UR	0.57875679	UR	1	\$0.58
Total					\$0.58
Regional Services	Regional Services UR	3.68303104	UR	1	\$3.68
Total					\$3.68
Regional Council General	Thames- Coromandel FltRate	0.00021436	CV	640000	\$137.19
Total					\$137.19
Natural Heritage	Natural Heritage UR	14.99999291	UR	1	\$15.00
Total					\$15.00
Coromandel					

Coromandel Peninsula

Catchment (value

Coromandel Zone	based) FltRate	0.00003719	CV	640000	\$23.80
Coromandel Peninsula Coromandel Zone	Catchment (per property) UR	45.89482997	UR	1	\$45.89
Total					\$69.69
Coromandel Peninsula Coromandel Township	Coromandel Township Maintenance FltRate	0.0000713	CV	640000	\$45.63
Coromandel Peninsula Coromandel Township	Coromandel Township Indirect (capital) FltRate	0.000008	CV	640000	\$0.51
Total					\$46.14
Civil Defence & Emergency Mgmt	Civil Defence and Emergency Mgmt UR	16.05929241	UR	1	\$16.06
Total					\$16.06
Biosecurity	Pest Ctrl and Regional Biosec (TCDC) FltRate	0.00005867	CV	640000	\$37.55
Total					\$37.55
Total Rates					\$427.69

User rating periods

Rating period code	Rating period description	Rating period current
Version6	Adopted 2024-2025	Yes
2025	2024 - 2025 Rating Year	No