



# 12 Whangapoua Road Coromandel

The Network Licensed REAA 2008



REAL ESTATE CONSULTANT

**Rob Keatley**

☎ 0275777424

✉ [rob.keitley@trinitynetwork.co.nz](mailto:rob.keitley@trinitynetwork.co.nz)

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REAL ESTATE CONSULTANT

**Becks Greenhill**

☎ 0210694428

✉ [rebecca.greenhill@trinitynetwork.co.nz](mailto:rebecca.greenhill@trinitynetwork.co.nz)

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**Asking Price \$679,000**



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## Renovated Delight

Well-presented 3-bedroom weatherboard home that has been recently renovated with lovely high ceilings and some original features. Open plan kitchen, dining & lounge that even goes out to a lovely deck for those evening BBQs. This home is ready to move into you'll be amazed at how spacious it feels

The outdoor is fully fenced with a low maintenance section that has been planted with lovely shrubs around the fence line. There is plenty of space in this 804m<sup>2</sup> for everything you need the boat, jet ski or whatever else, great double carport with lockable garden shed.

## 12 Whangapoua Road Coromandel

**Price:** Asking Price \$679,000  
**Land Area:** 804m<sup>2</sup>  
**Floor Area:** 110m<sup>2</sup>  
**Rates:** \$4445.33  
**Rateable value:** \$635000 on 2023-06-30

### View Online:

<https://www.trinityrealestate.co.nz/property/12-whangapoua-road-coromandel/>

### Open Homes:

Contact Becks or Rob for viewing times

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### Becks Greenhill

**M:** 021 069 4428

**E:** [rebecca.greenhill@trinitynetwork.co.nz](mailto:rebecca.greenhill@trinitynetwork.co.nz)

### Rob Keatley

**M:** 0275 777 424

**E:** [rob.keatley@trinitynetwork.co.nz](mailto:rob.keatley@trinitynetwork.co.nz)





**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**                    **SA11A/1396**

**Land Registration District**   **South Auckland**

**Date Issued**                    10 November 1969

**Prior References**

SA98/79

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**Estate**

Fee Simple

**Area**

804 square metres more or less

**Legal Description**

Lot 7 Deposited Plan South Auckland  
10411

**Registered Owners**

Vaughn Victor David Andersen and Gregory Dean Harris

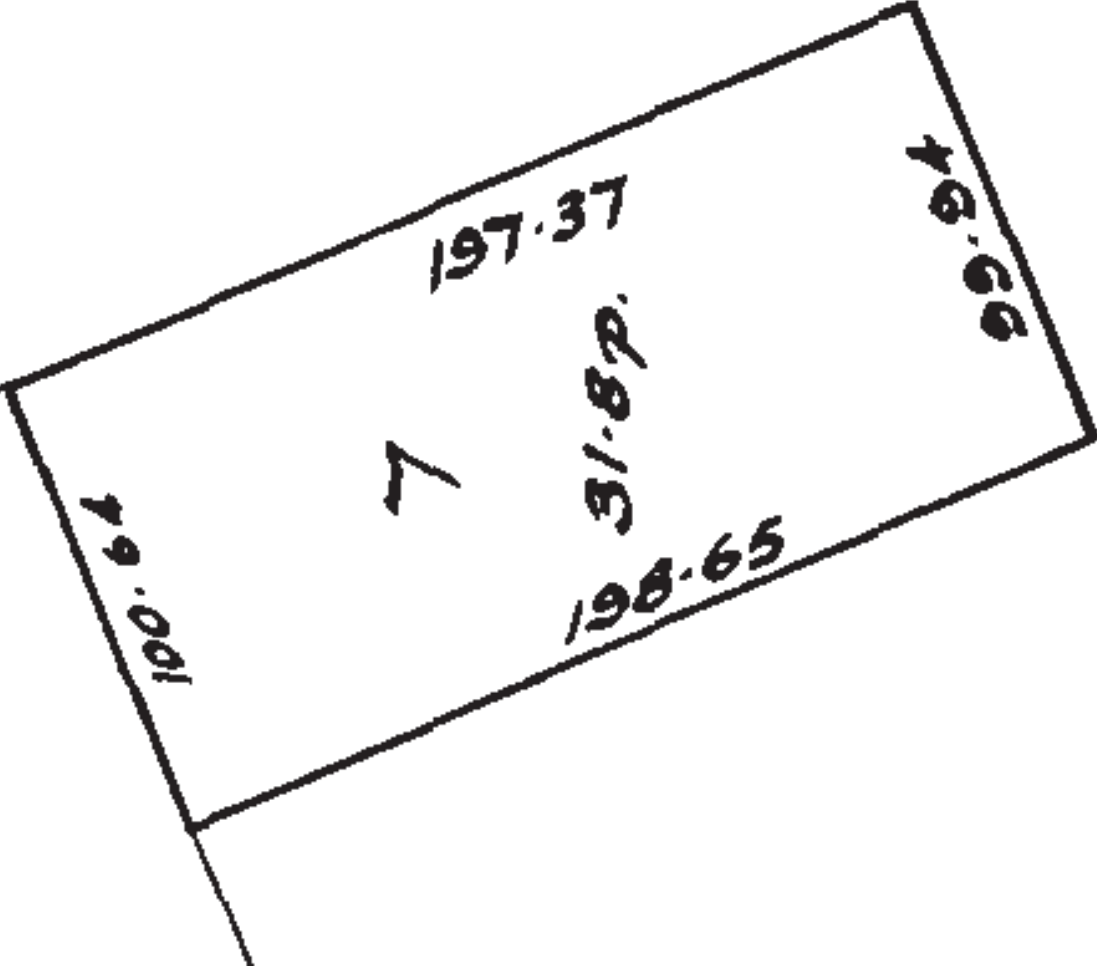
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**Interests**

S.H. No 25

METRIC AREA IS

80



# Rating Information Database



## Property Details

Item	Details
Assessment Number	105999
Valuation Number	04851-54400
Legal Description	LOT 7 DPS 10411 BLK VI COROMANDEL SD
Situation Address	12 Whangapoua Road SH25 Coromandel
Region	COROMANDEL
Land Area	804m <sup>2</sup> (0.0804 Ha)
Title	CT-11A/1396
Land Value	\$380,000.00
Improved Value	\$255,000.00
Capital Value	\$635,000.00

## Current Rates 2025/2026

Rate Type	Factor Value	Rate	Amount
District Transportation & Building Control	635000	0.00017300	\$109.86
General Rate Residential	380000	0.00088500	\$336.30
Stormwater Coro - Value Based	255000	0.00010400	\$26.52
Solid Waste Collection - Coromandel/Colville	1	361.25000000	\$361.25
Stormwater Coromandel - SUIP	1	118.61000000	\$118.61
Uniform Annual General Charge	1	709.03000000	\$709.03
Wastewater Residential	1	1252.58000000	\$1252.58
Water Serviced/Metered	1	577.73000000	\$577.73
Works & Services Farm/Hort/Rural/Res/Islands	1	340.10000000	\$340.10
Works & Services Residential	380000	0.00044800	\$170.24
Total:			\$4002.22

## Disclaimer

The 2025/2026 figures are based on the Rating Information Database as at July 2025. The rates were set by Council at a meeting on 24 June 2025.

Valuation number	0485154400
Assessment number	2236111
Property location	12 Whangapoua Sh25 Road Thames-Coromandel District
Land value (LV)	\$380,000.00
Capital value (CV)	\$635,000.00
Previous land value (LV)	\$0.00
Previous capital value (CV)	\$0.00
Area (Ha)	0.0804
Property category	Residential-Dwelling-1930's-average
Improvements <u>(KEY)</u>	DWG OB OI
Legal property description	
LOT 7 DPS 10411	

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](mailto: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	0.00000001	CV	635000	\$0.01
Urban Public Transport Services	direct benefit (Thames-Coromandel) Flat Rate	0.00000001	CV	635000	\$0.01
Total					\$0.01
Uniform Annual General Charge	UAGC UR	99.1	Fixed	1	\$99.10
Total					\$99.10
Regional Theatre	Secondary UR	0.56	Fixed	1	\$0.56
Total					\$0.56
Regional Services	Regional Services UR	3.71	Fixed	1	\$3.71
Total					\$3.71
Regional Council General	Thames-Coromandel FlatRate	0.00022213	CV	635000	\$141.05
Total					\$141.05
Passenger Transport	Regional Unserviced UR	11.68	Fixed	1	\$11.68
Total					\$11.68
Natural Heritage	Natural Heritage UR	15	Fixed	1	\$15.00



Total					\$15.00
Coromandel Peninsula Coromandel Zone	Catchment (value based) FltRate	CV	635000	0.00003628	\$23.04
Coromandel Peninsula Coromandel Zone	Catchment (per property) UR	Fixed	1	44.95	\$44.95
Total					\$67.99
Coromandel Peninsula Coromandel Township	Coromandel Township Maintenance FltRate	CV	635000	0.00007429	\$47.17
Coromandel Peninsula Coromandel Township	Coromandel Township Indirect (capital) FltRate	CV	635000	0.00000077	\$0.49
Total					\$47.66
Civil Defence & Emergency Mgmt	Civil Defence and Emergency Mgmt UR	Fixed	1	15.96	\$15.96
Total					\$15.96
Biosecurity	Pest Ctrl and Regional Biosec (TCDC) FltRate	CV	635000	0.00006359	\$40.38
Total					\$40.38
<b>Total Rates</b>					<b>\$443.11</b>

Google maps

Click here to view the property via Google Maps

Map view

A new page will open when you click on the **Map link** and you will need to select VGNumber in the search criteria and enter the Valuation number