

TEAM CORO

The Real Reason
You Buy Here.



290 Wyuna Bay Road Coromandel

The Network Licensed REAA (2008)



Rob Keatley

REAL ESTATE CONSULTANT

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The documents provided in this information pack are review copies only, many provided by third parties and may not be current or complete. The records and reports are subject to update at any time. The information contained is therefore only being provided for basic introductory purposes and should not be relied upon by purchasers. Purchasers are encouraged to obtain their own copies of any records and seek independent legal and professional advice.

TEAM CORO

The Real Reason You Buy Here.



Asking Price \$1,600,000



3



3



2



2



Experience The Beauty Yourself

Welcome to this stunning property in the desirable Wyuna Bay of Coromandel. The standout feature of this property is undeniably the mesmerizing views and close proximity to the town, this spacious home offers the perfect retreat for those seeking both convenience and tranquility.

As you enter, you will immediately be captivated by the sea views that greet you from the property. With large windows and open living spaces, this home truly allows the beauty of the surroundings to be enjoyed throughout.

The basement apartment is a valuable addition to this property, offering accommodation options for family or extra income. With its own separate entrance, this space provides privacy and convenience for guests or family members.

The looped driveway ensures easy access and ample parking for residents and guests alike. The ample parking area allows easy turnaround for boats or trailers. The concrete block base and extra height garage provide not only durability but also ample space for the boat and any toys.

With a floor area of approximately 300 square metres, this home offers plenty of room for comfortable living. The three bedrooms and three bathrooms provide ample accommodation for a growing family or hosting visitors.

Don't miss your chance to own this stunning property in the sought-after location of Wyuna Bay. With its sea views, spaciousness, and convenient amenities and exceptional presentation this home truly offers the best of Coromandel living. Contact us today to arrange a viewing and experience the beauty of this property for yourself.

290 Wyuna Bay Road Coromandel

Price: Asking Price \$1,600,000
Land Area: 1155m²
Floor Area: 300m²
Rates: \$5227.44
Rateable value: \$1540000 on 2023-07-01

View Online:

<https://properties.teamcoro.co.nz/property/290-wyuna-bay-road-coromandel/>

Open Homes:

Contact **Rob** for viewing times

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Member of Licensed REAA (2008)

thenetwork.

VENDOR TRANSPARENCY DOCUMENT



Address: 290 Wyuna Bay Road, Coromandel

IMPORTANT NOTE: This form is completed by or on behalf of the vendor to set out information about the property known by the vendor, or to the best of the vendors knowledge. It is provided to Purchasers as initial background information only. The statements are not to be relied on by the purchaser or any third party. Nothing in this form constitutes a warranty, guarantee, or obligation of the vendor and none of the information or statements shall be deemed part of any subsequent Sale and Purchase Agreement for the property.

The Vendor agrees that if after signing this form, they become aware of any additional information as described in this form or that may be of any interest to the purchaser, they will notify the Agent immediately to arrange an update to the form which will be provided to the Purchaser. The Vendor also agrees that anything additional discovered by the Agent may be noted on the 'Title & Further Information Form' at any time to be disclosed to any potential purchasers.

Additional details or forms verifying information may also be included on other paper if there is not enough space.

Is the Vendor aware of any weather tightness, structural or geotechnical issues (including any past damage)?

☐ Yes ☒ No

Is the Vendor aware of any other damage or defect to the property including cladding, internal walls, roof, guttering, piling or any other hidden or underlying defects etc?

☐ Yes ☒ No

Is the Vendor aware of any hazards including weatherside cladding, asbestos, dux quest plumbing, scrim or any other similar item that in the vendors discretion, considers may be relevant to a purchaser?

☐ Yes ☒ No

Is the Vendor aware of any chattel, fixture or fitting that does not work or is damaged?

☐ Yes ☒ No

Is the Vendor aware of any issues regarding the neighbourhood including road changes, planned developments, phone towers or received any notice or demand from any local or government authority or other statutory body, from any tenant of the property or any other party? Has the vendor given any consent for neighbouring builds, developments or renovations or any other matter?

☐ Yes ☒ No

Is the Vendor aware of any criminal activity, drug use or creation, deaths (other than as a result of natural cause) or other activity or event that in the vendors discretion & opinion, considers may be relevant to a purchaser?

☐ Yes ☒ No

Is the Vendor aware of any outstanding payments on the property including any building work, insulation, chattels, or items that have been agreed to be added to the rates?

☐ Yes ☒ No

Is the Vendor aware of any work done at the property by any person at any time that was not correctly permitted, consented, signed off or completed in accordance with the applicable laws or Council requirements?

☒ Yes ☐ No

Is the Vendor aware of any matters concerning the boundaries, fencing or title that at the vendors discretion, may cause a prospective purchaser concern? (Eg fencing issues, unclear boundaries or disputes, title complications or requisitions etc)

☐ Yes ☒ No

VENDOR TRANSPARENCY DOCUMENT



Additional Information Provided by the Vendor:

Has the Vendor completed a Healthy Homes Assessment if tenanted?

Does the property have a Healthy Homes Certificate?

Are there any retaining walls on the property?

Has a Code of Compliance Certificate been issued

Is this a legal Home and Income?

Has a Code of Compliance Certificate been issued?

Is there a wood burner or other fire appliance?

Has a Code of Compliance Certificate been issued?

Is the property insulated? ☐ No ☐ Under Floor ☐ Walls ☒ Roof

For all of the above where applicable has the relevant documentation been:

1) Provided by vendor ☐ Yes ☐ No ☐ NA

2) Sited by the agent ☐ Yes ☐ No ☐ NA

☐ Yes ☐ No ☒ NA
☐ Yes ☐ No ☒ NA
☒ Yes ☐ No ☒ NA
☐ Yes ☐ No ☒ NA
☐ Yes ☐ No ☒ NA
☐ Yes ☐ No ☒ NA

Describe any renovation work done (even if no consents or certificates were required)?

Is any other information provided by the Vendor?

Vendor: Sign: BCEK Print Name: Bruce Douglas Date: 29-11-23
Vendor: Sign: JD Print Name: Julie Douglas Date: 29-11-23
Vendor: Sign: _____ Print Name: _____ Date: 29/11/23

For subsequent information established by the Agent see the LIM, Title & District Plan Explanation Form

IMPORTANT NOTE FOR PURCHASERS: Any Consents and Compliance Certificates or Reports that have been made available to the Agent will be included in the information pack. It is strongly recommended the Purchaser and/or their lawyer review these documents (which may or may not have been made available to the Agent). The vendor may not have disclosed all information about the property or may have no knowledge of issues that are important or relevant to the purchaser. The purchaser must not rely on this information as complete or accurate and must make their own enquiries and seek professional advice in all respects to fully satisfy themselves as to the condition/suitability of the property and any other matters relevant to the purchaser prior to entering into any contract for sale and purchase.

This form is not part of any Sale and Purchase Agreement for the property.



**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

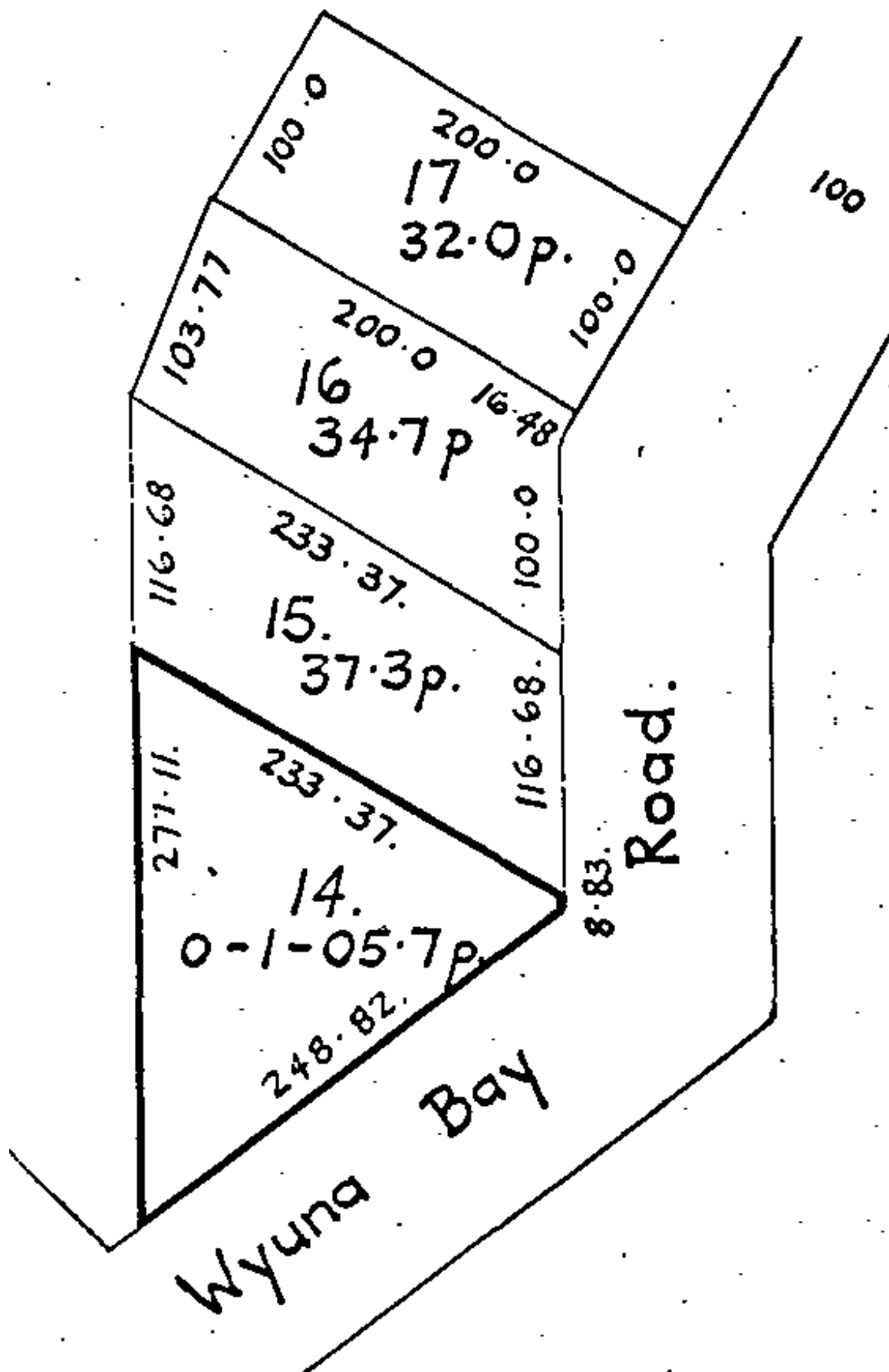
Identifier **SA9D/800**
Land Registration District **South Auckland**
Date Issued 13 November 1968

Prior References
SA3D/743

Estate Fee Simple
Area 1156 square metres more or less
Legal Description Lot 14 Deposited Plan South Auckland
12407

Registered Owners
Bruce Colin Douglas and Julie Anne Douglas

Interests
S404966 Building Line Restriction
B468287.2 Mortgage to Bank of New Zealand - 3.3.1998 at 10.55 am



24.11.77

Owner/Builder R.H. RIDDELL Permit No H134441

P/D

DUDSON, WALKER 13x23 COROMANDEL

Permit 1260 issued 6.8.79 Roll 4800.742.40

Des DWELLING ON
BASEMENT

Lot 14 DP 12407

Conditions

PERMIT ISSUED SUBJECT
TO RECEIVING A SITE
PLAN SHOWING PROPOSED
DWELLING, AND WHERE
PERCOLATION TESTS WERE
TAKEN, SUBJECT TO ANY
DRAINAGE BEING UNDERTAKEN.

Street WYUNA
BAY ROAD
COROMANDEL
fasting inspection 12. Jan.
as specified

Received Plans 28-11-77

footing inspection steel & retaining wall.
alt. true & specification & Engineer's calculation
12-1-78.

Blockwork & Bond Beams True & Eng'd
Certificate & specifications 16-3-78.

Block Plan for full drain round base 14-9-78 DYE

Roof on exterior complete no internal bracing 7/6/79 DYE
25/10/79 discussed with Chamberlain site DYE

10/3/80 House now complete no after work DYE

19/6/80 no further progress DYE

4/4/81 Bldg complete DYE

APPLICATION FOR A BUILDING PERMIT

I HEREBY APPLY for permission to carry out the work described in the following particulars and detailed in the plans and specifications attached here in DUPLICATE:—

1.

OWNERS NAME AND ADDRESS R. H. & M. A. Riddell BEFORE 8.00 AM
66 Esk St Tga. PHONE NO. 87521 Tga
 BUILDERS NAME AND ADDRESS R. H. Riddell
66 Esk Street Tauranga PHONE NO. 87521 Tga
 PREVIOUS OWNERS NAME IF KNOWN —

2.

LOCATION OF PROPOSED WORK:
 STREET AND NO. Wynona Bay Road TOWN OR DISTRICT Coromandel
 LOT NO. 1A D.P.(S) NO. 12407
 BLOCK NO. V Coromandel S.D. VALUATION ROLL NO. 4300.742.4b
 (This information available from Rate Demand or Title Deeds)

3.

DESCRIPTION OF PROPOSED BUILDING WORK:

Extension BASEMENT 7 DWELLING

(Please state if erection, additions, alterations or demolition or repairs or if building is to be transported to site).

IS BUILDING TO BE LET N.O.

FLOOR AREA (external) OF EACH STOREY (in sq. Metres) Basement 150 sq metres 1st Floor 150 sq m.

NATURE OF GROUND (sandy, clay, etc.) Clay

IS SITE EXCAVATION REQUIRED Yes IS GROUND FILLED NO

4.

ESTIMATED VALUE OF COMPLETED BUILDING WORK

(means total value of all materials and labour at current contract rates)

150m² @ \$205
150m² @ \$150
 BUILDING \$30.00 444.000-00
 PLUMBING AND DRAINAGE \$2,500 2.500-00
 Total \$32500 46.500.00

(Applicants will be advised of fees required when application approved — do not send money with application)

I HEREBY CERTIFY that the above particulars are correct.

Date of Application 23/9/77

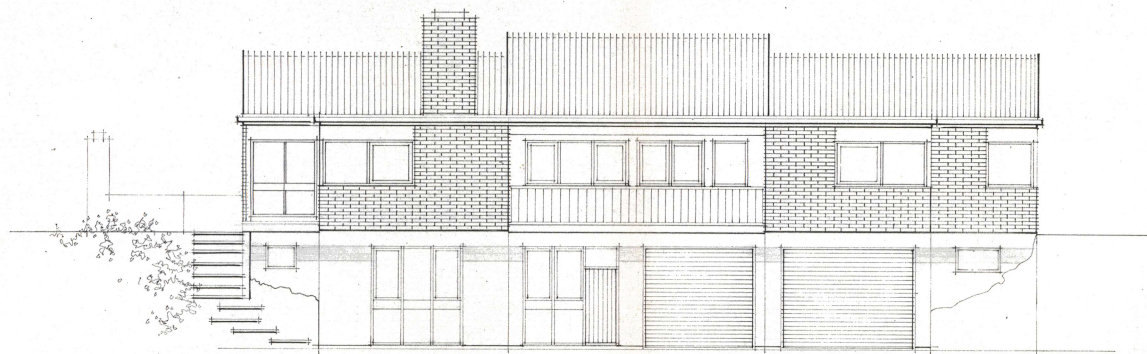
Signature of Applicant

FOR OFFICE USE ONLY			Approvals	
Fees, etc.	Amount	Receipt No.	Date Paid	BUILDING INSPECTOR
Building	98-00	85116	28.11.77	<u>Phil. H. H. H. H. H.</u> Date <u>17/11/77</u> Plans and Specifications Approved. PLANNING OFFICER Complies with Town Planning Scheme.
Plumbing / Dge	16-00			
Levy	23-50			
Footpath Deposit				
Crossing Fee				
	137-50			
PERMIT NO. <u>134441</u> DATE ISSUED <u>24.11.77</u>				

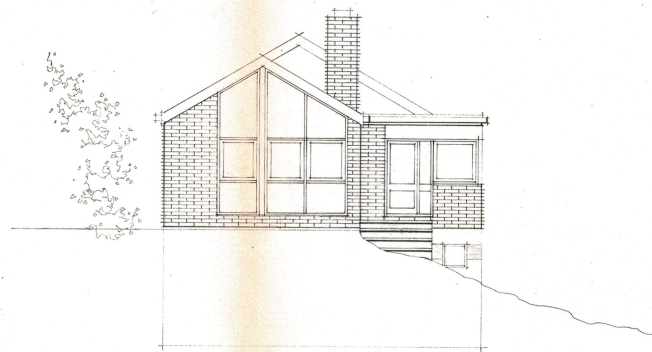
NOTE

CONDITIONS

Permit issued subject to receiving a site plan showing proposed dwelling, and unless permission is given to the applicant to any manage building in relation

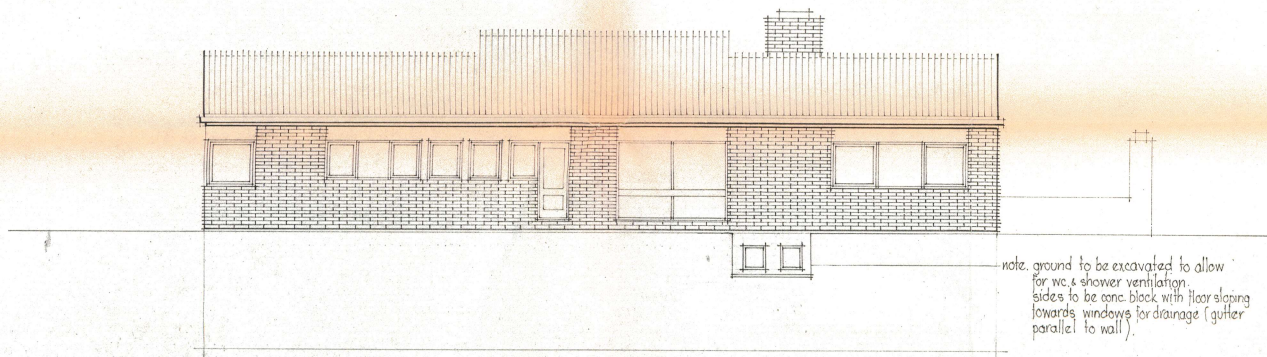


Front elevation

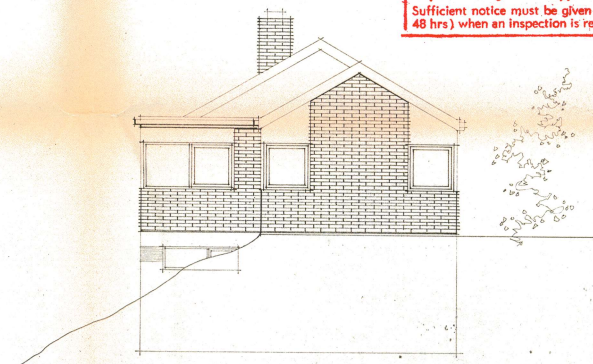


End elevation

Rear elevation



End elevation





Rating Information Database

Property Details

Item	Details
Assessment Number	106147
Valuation Number	04851-81400
Legal Description	LOT 14 DPS 12407
Situation Address	290 Wyuna Bay Road Wyuna Bay
Region	WYUNA BAY
Land Area	1155m ² (0.1155 Ha)
Title	CT-9D/800
Land Value	\$520,000.00
Improved Value	\$1,020,000.00
Capital Value	\$1,540,000.00

Current Rates 2025/2026

Rate Type	Factor Value	Rate	Amount
District Transportation & Building Control	1540000	0.00017300	\$266.42
General Rate Residential	520000	0.00088500	\$460.20
Solid Waste Collection - Coromandel/Colville	1	361.25000000	\$361.25
Stormwater Coro - Value Based	1020000	0.00010400	\$106.08
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	520000	0.00044800	\$232.96
Total:			\$4424.96

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	0485181400
Assessment number	2234091
Property location	290 Wyuna Bay Road Thames-Coromandel District
Land value (LV)	\$520,000.00
Capital value (CV)	\$1,540,000.00
Previous land value (LV)	\$0.00
Previous capital value (CV)	\$0.00
Area (Ha)	0.1155
Property category	Residential-Dwelling-1970's-superior
Improvements (<u>KEY</u>)	DWG OB OI
Legal property description LOT 14 DPS 12407	

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	0.00000001	CV	1540000	\$0.02
Urban Public Transport Services	direct benefit (Thames-Coromandel) Flat Rate	0.00000001	CV	1540000	\$0.02
Total					\$0.03
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 FltRate	0.00022213	CV	1540000	\$342.08
Total					\$342.08

Passenger Transport	Regional Unserved 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	0.00003628	CV	1540000	\$55.87
Coromandel Peninsula Coromandel Zone	Catchment (per property) UR	44.95	Fixed	1	\$44.95
Total					\$100.82
Coromandel Peninsula Coromandel Township	Coromandel Township Maintenance FltRate	0.00007429	CV	1540000	\$114.41
Coromandel Peninsula Coromandel Township	Coromandel Township Indirect (capital) FltRate	0.00000077	CV	1540000	\$1.19
Total					\$115.59
Civil Defence & Emergency Mgmt	Civil Defence and Emergency Mgmt UR	15.96	Fixed	1	\$15.96
Total					\$15.96
Biosecurity	Pest Ctrl and Regional Biosec (TCDC) FltRate	0.00006359	CV	1540000	\$97.93