



42 Kowhai Drive Coromandel

The Network Licensed REAA 2008



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www.trinityrealestate.co.nz

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Enquiries Over \$900,000



Family Holidays!

Welcome to your new home in Te Kouma, Coromandel! This spacious property offers ample room for the whole family to spread out and relax.

Nestled up the hill from the beach, you'll enjoy all this property has to offer. It truly is a gem and has been loved by the same family for many years. The tidy and well-maintained nature of the property is sure to impress with great storage options located under the house for all your outdoor gear and seasonal items, hidden away from view. Whether you're looking for a peaceful retreat or a place to entertain friends and family, this home has it all.

This spacious property offers all the room you could need for your loved ones to spread out and truly feel at home. The bedrooms are large enough to have several beds and the large lounge and deck provide plenty of space for family get-togethers or entertaining.

Te Kouma is a popular destination in the beautiful Coromandel. Just 7 minutes away from Coromandel Town, it is a popular haven for fisherman and boaties with nearby access to the wharf and boat ramp and out to the Hauraki Gulf.

42 Kowhai Drive Coromandel

Price: Enquiries Over \$900,000
Land Area: 826m²
Floor Area: 150m²
Rates: \$2844
Rateable value:

View Online:
www.trinityrealestate.co.nz/property/42-kowhai-drive-coromandel

Open Homes:
 Contact Rob for viewing times



Rob Keatley

REAL ESTATE CONSULTANT

M: 0275 777 424
E: rob.keatley@trinitynetwork.co.nz
W: www.trinityrealestate.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 SA52B/876
Land Registration District South Auckland
Date Issued 17 June 1993

Prior References
SA20C/1499

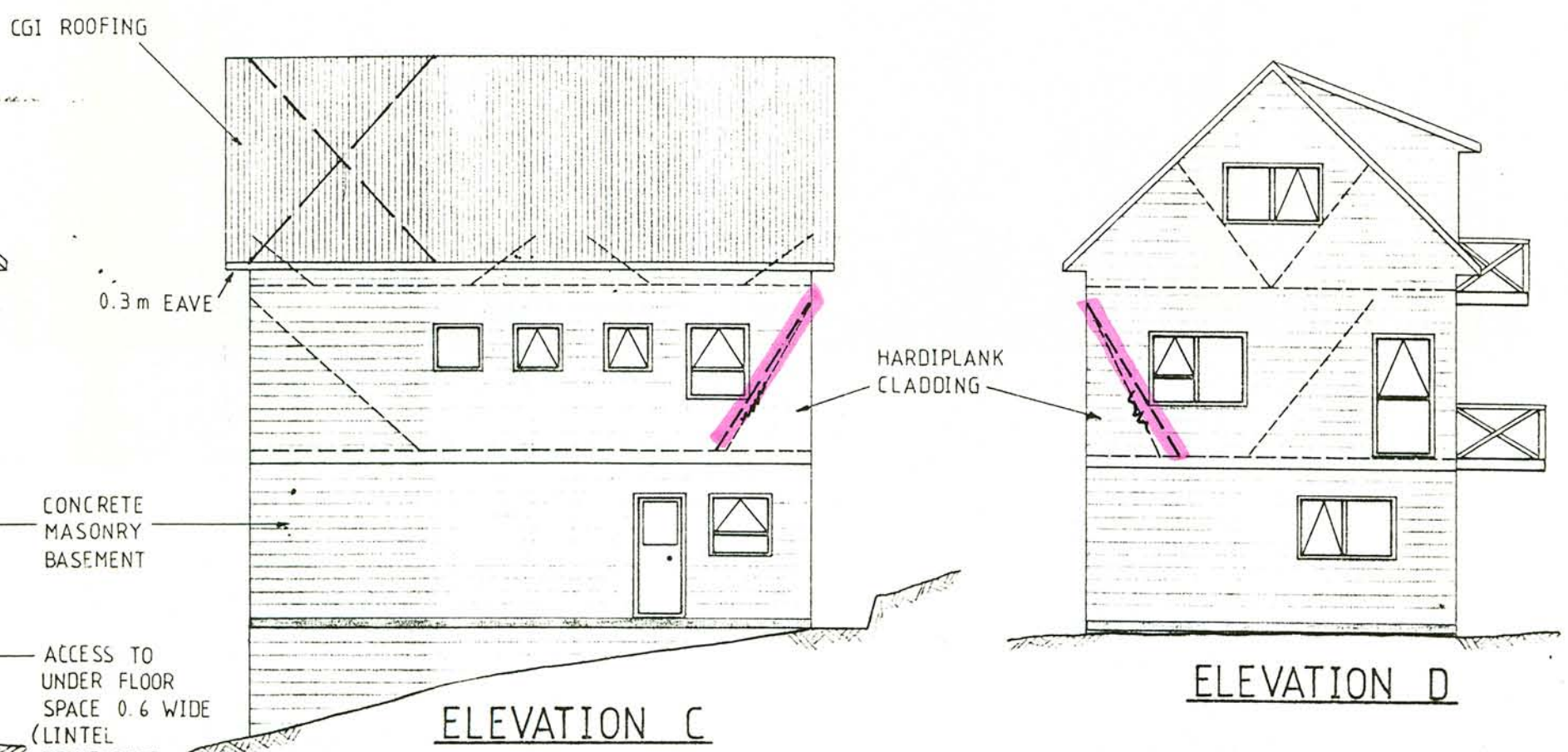
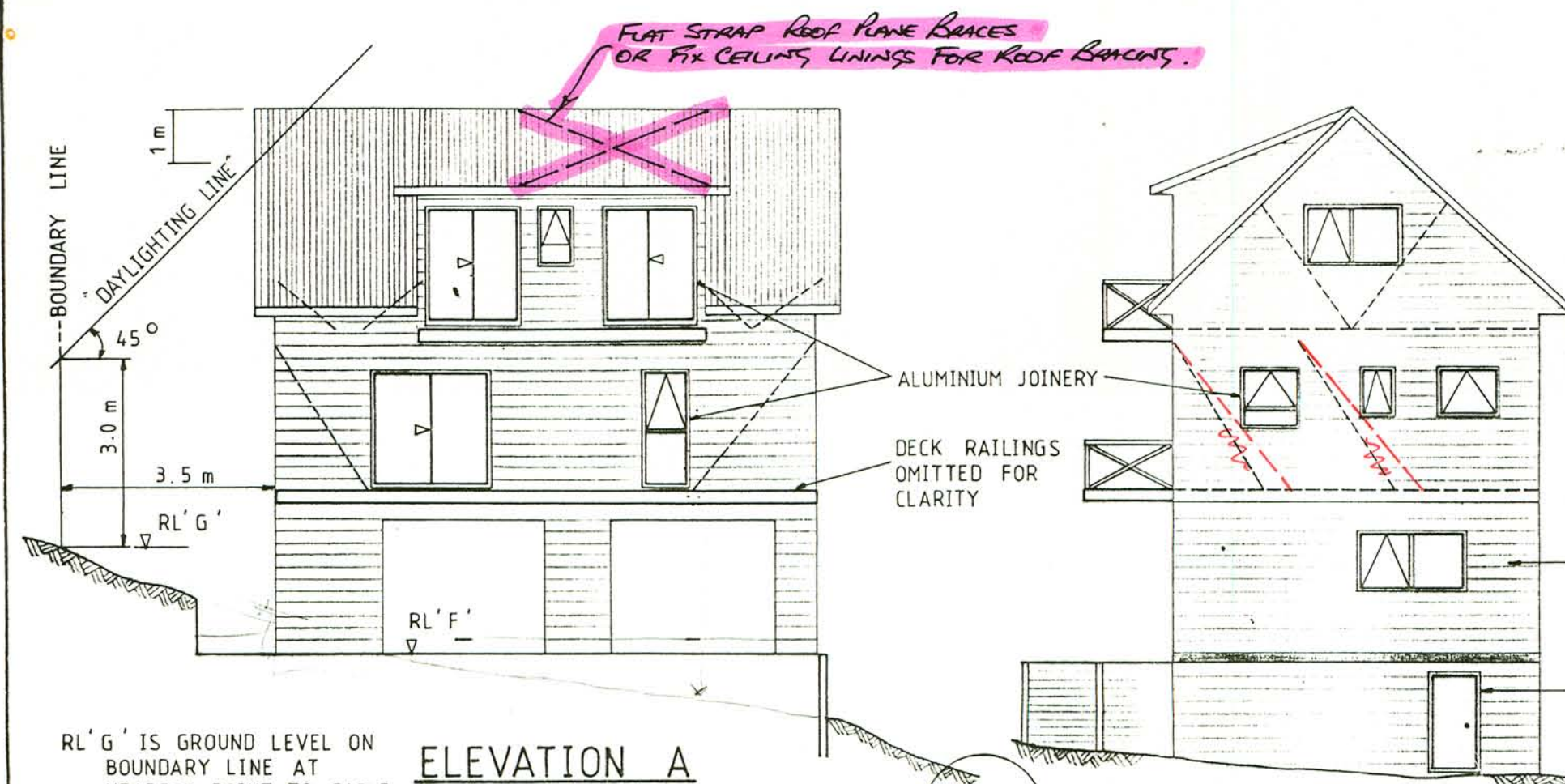
Estate Fee Simple
Area 826 square metres more or less
Legal Description Lot 2 Deposited Plan South Auckland
22567

Registered Owners
Troy Louis Arundel

Interests
Land Covenant in Transfer H044242.2

[illegible]

ALL BRACING AND FIXINGS TO COMPLY WITH NZS 3604 HIGH WIND ZONE REQUIREMENTS, MINIMUM.



RL' G' IS GROUND LEVEL ON
BOUNDARY LINE AT
NEAREST POINT TO GABLE
END OF ROOF.
RL' F' IS BASEMENT FLOOR
LEVEL.
RL' F' TO BE AT LEAST 2.1 m
LOWER THAN RL' G'.

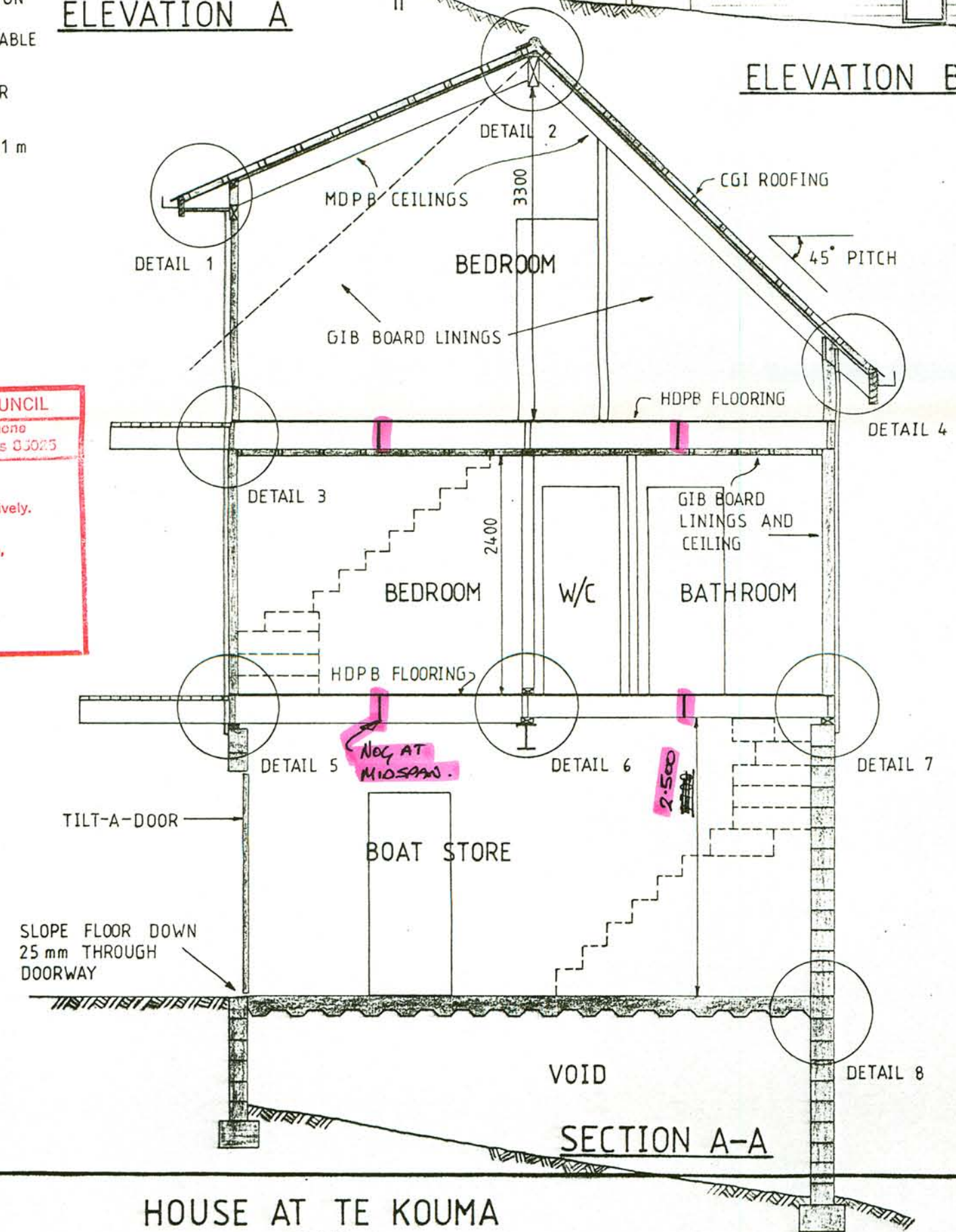
ELEVATION A

ELEVATION B

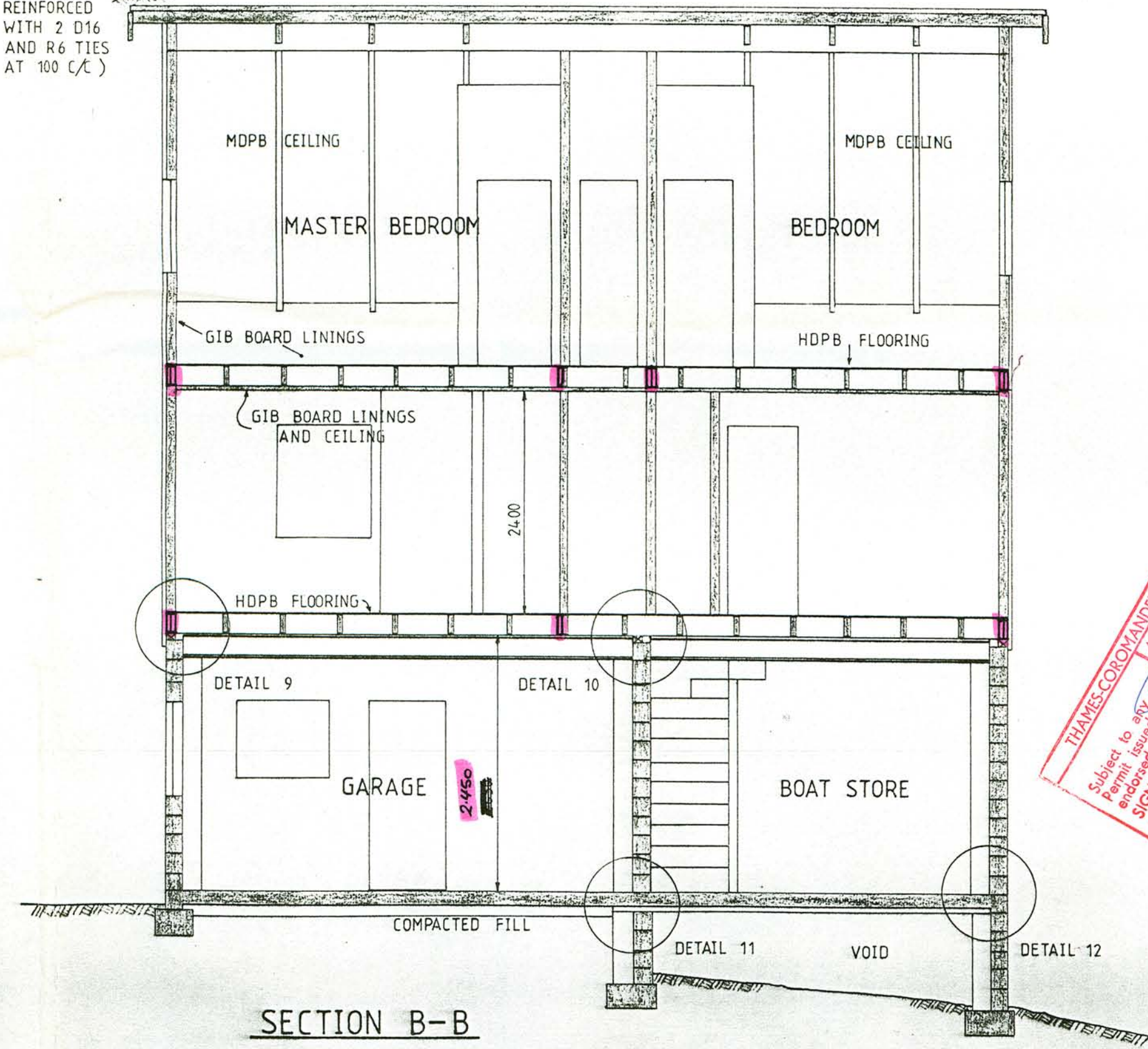
ELEVATION C

ELEVATION D

THAMES COROMANDEL DISTRICT COUNCIL
Private Bag 1000, Thames
Phone 06 33025
IMPORTANT
All Aluminium Joinery and Glazing in this Building must comply with NZS 3504 : 1979, NZS 4211 : 1985 and NZS 4223 : 1985 respectively. The Council's entire District is considered to be a High-Wind Zone Area with Loadings of up to, but not restricted to, 1100pa Applying. If in doubt ask your local Building Inspector.



SECTION A-A



SECTION B-B

THAMES COROMANDEL DISTRICT COUNCIL
Subject to any condition endorsed on any Building Permit issued for this work and any requirement
APPROVED
SIGNED: [Signature]
T.C.D.C. BUILDING INSPECTOR DATE 24.9.97

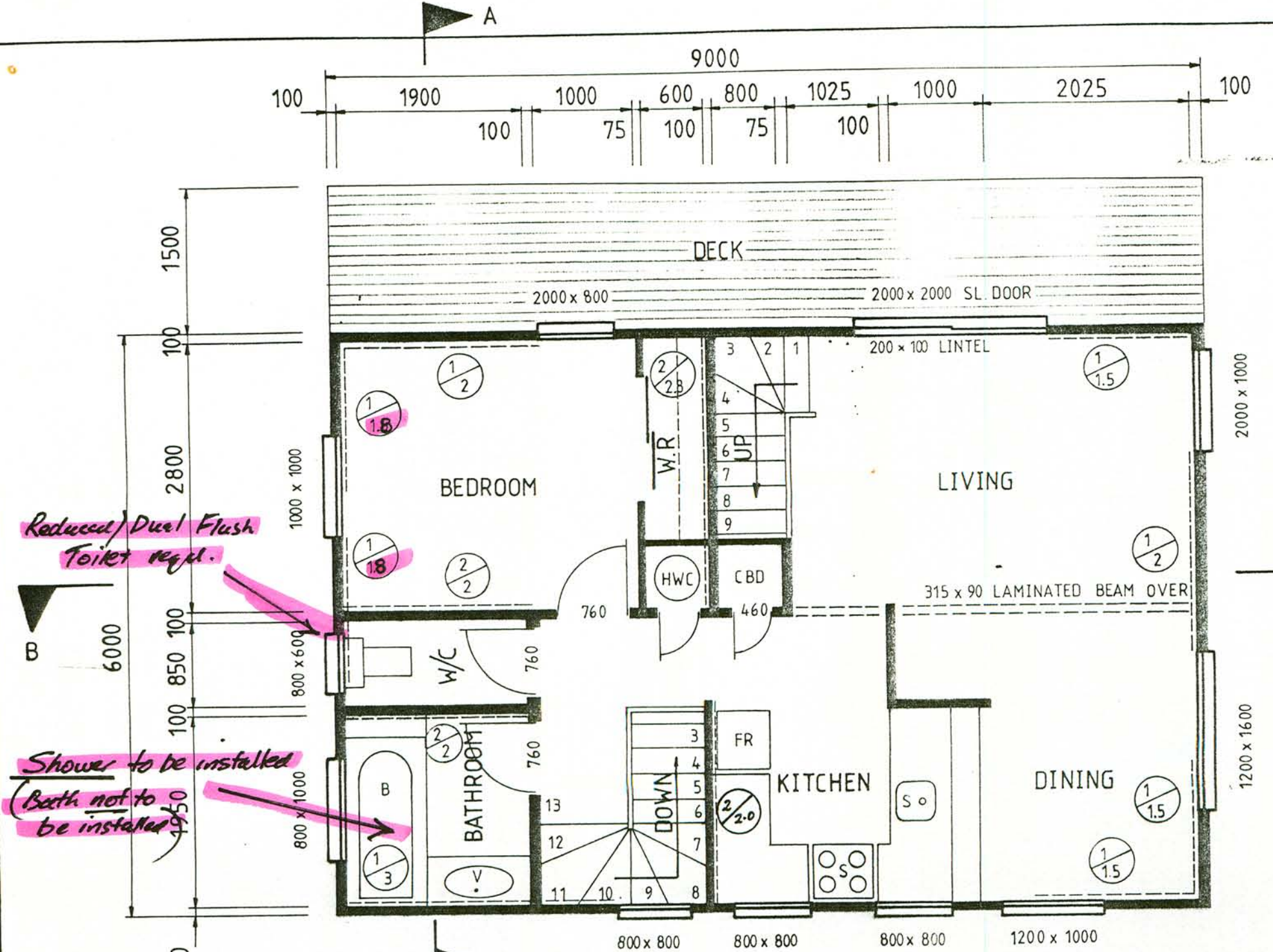
HOUSE AT TE KOUMA
FOR
MR AND MRS D EDWARDS

NEAL HENDERSON BE MIPENZ Regd. Eng.
CONSULTING CIVIL & STRUCTURAL ENGINEER
516 POLLEN STREET, THAMES PO BOX 86. Tel 87584.

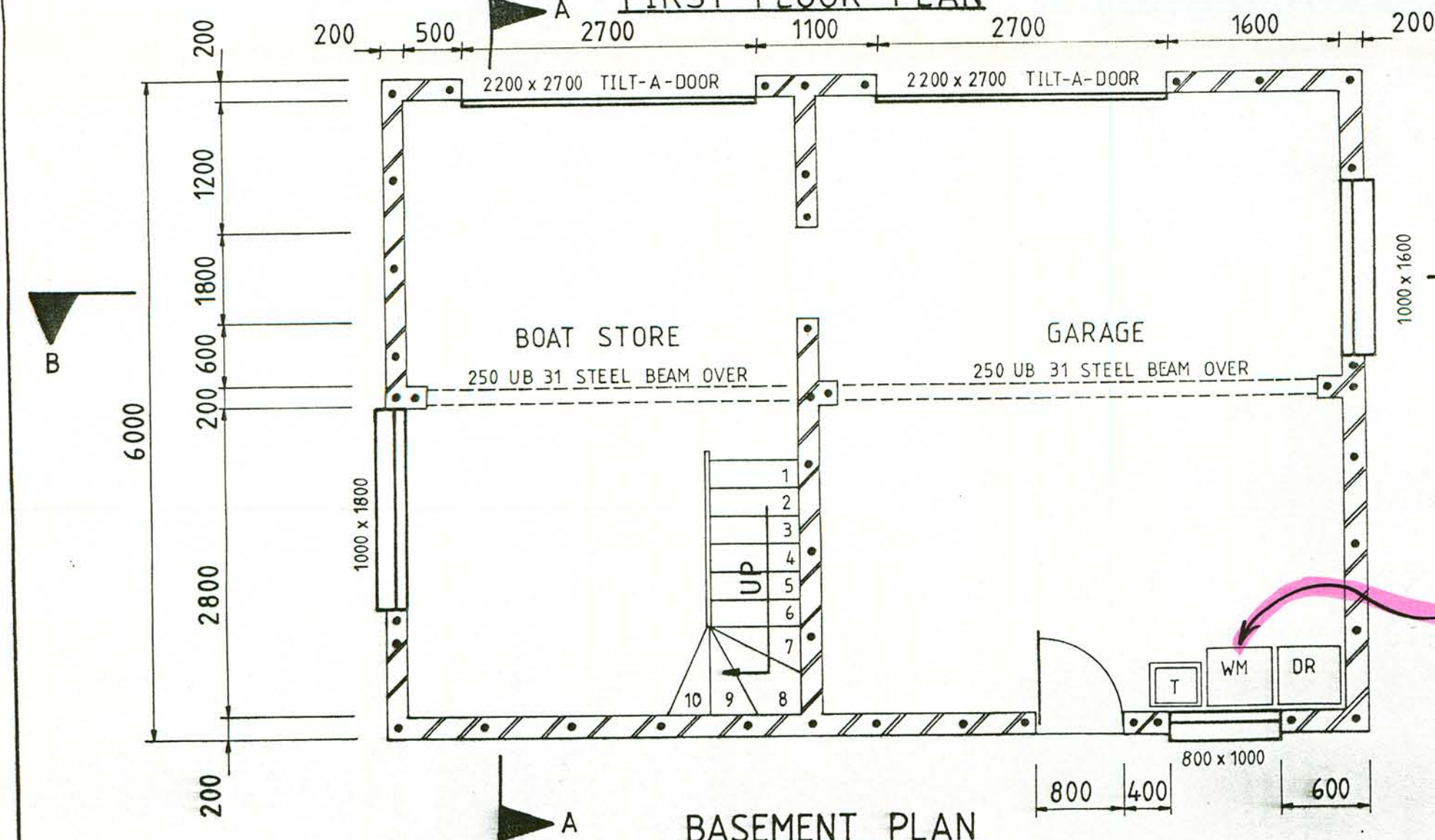
SURVEYED
DESIGNED N.H.
DRAWN B.H.
TRACED
CHECKED

ELEVATIONS AND CROSS SECTIONS

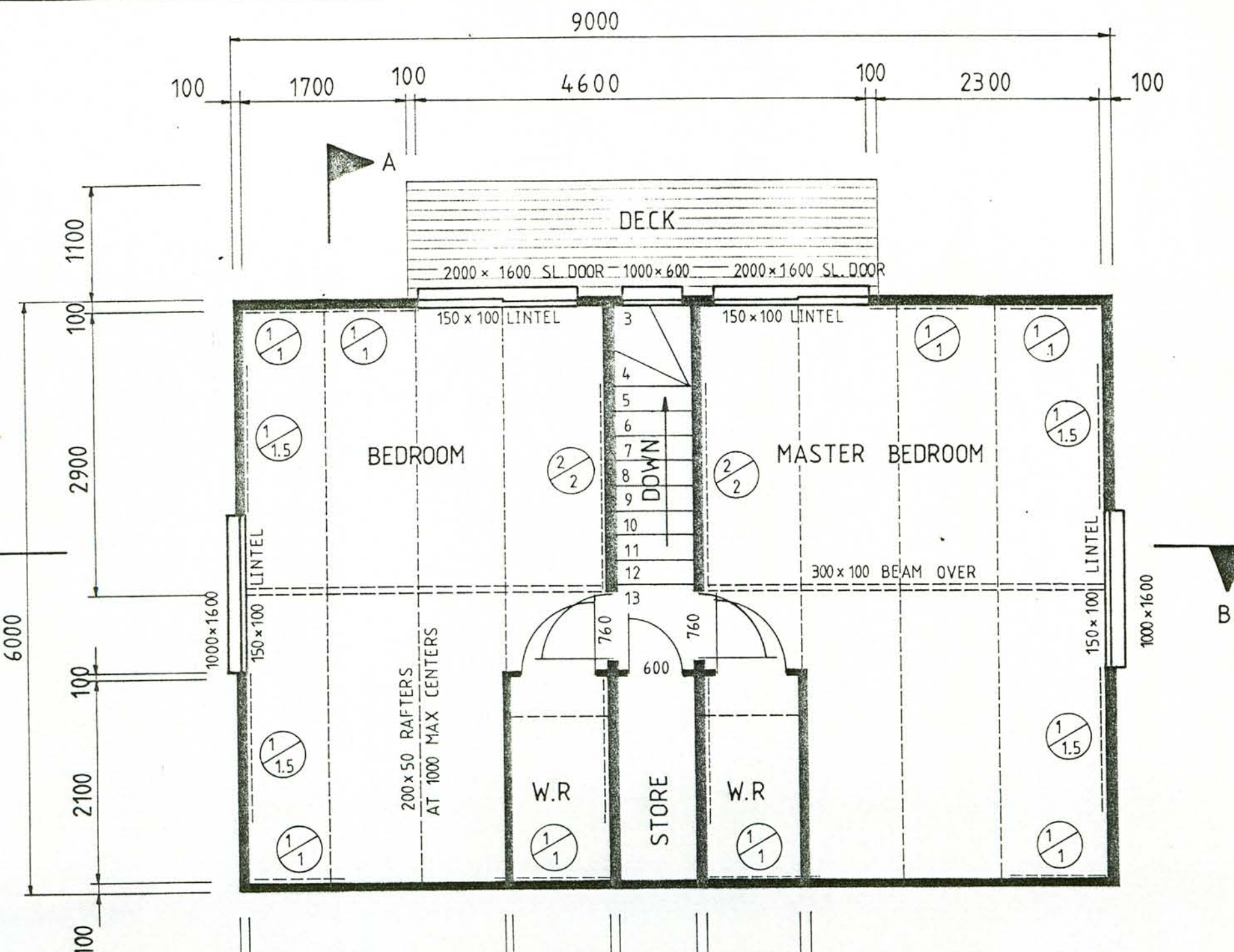
SCALE 1/50 1/100
DATE SEPTEMBER 1990
FILE 4330 DRAWING 3
OF 5 SHEETS



FIRST FLOOR PLAN



BASEMENT PLAN



UPPER FLOOR PLAN

NOTE

1. ALL CONSTRUCTION DETAILS, OTHERWISE SHOWN, TO COMPLY WITH NZS 3604 "CODE OF PRACTICE FOR LIGHT TIMBER FRAME BUILDINGS NOT REQUIRING SPECIFIC DESIGN"
2. $\frac{1}{1.5}$ DENOTES WALL BRACING TYPE/LENGTH REFER TO NZS 3604 FOR DETAILS.
3. CONSTRUCTION OF WALL BRACING ELEMENTS TO COMPLY WITH ATTACHED DETAILS FOR SIBS 1, 2 & 3.

NOTE: 'SND SAVER' TYPE WASHING MACHINE. (Minimum water use repl.)

THAMES-COROMANDEL DISTRICT COUNCIL
IMPORTANT
PRE-LINING INSPECTION
Prior to fixing of internal wall and ceiling linings the Builder must give the Area Building Inspector 48 hours notice (working days) requesting an inspection. LININGS NOT TO BE FIXED UNTIL INSPECTOR HAS GIVEN HIS APPROVAL.

THAMES-COROMANDEL DISTRICT COUNCIL
APPROVED
Subject to any condition endorsed on any Building Permit issued for this work and any requirement endorsed hereon.
SIGNED: [Signature]
T.C.D.C. BUILDING INSPECTOR. DATE 24-9-94

HOUSE AT TE KOUMA
FOR
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SURVEYED
DESIGNED N.H
DRAWN CBF
TRACED
CHECKED

FLOOR PLANS

SCALE 1/50
DATE SEPTEMBER 1990

FILE 4330 DRAWING 2

OF
5
SHEETS



Rating Information Database

Property Details

Item	Details
Assessment Number	100785
Valuation Number	04820-02100
Legal Description	LOT 2 DPS 22567
Situation Address	42 Kowhai Drive Te Kouma
Region	TE KOUMA
Land Area	826m ² (0.0826 Ha)
Title	CT-52B/876
Land Value	\$560,000.00
Improved Value	\$280,000.00
Capital Value	\$840,000.00

Current Rates 2024/2025

Rate Type	Factor Value	Rate	Amount
District Transportation & Building Control	840000	0.00015200	\$127.68
General Rate Residential	560000	0.00091400	\$511.84
Solid Waste Collection - Coromandel/Colville	1	363.37000000	\$363.37
Stormwater Coromandel .6 - SUIP	1	65.68000000	\$65.68
Stormwater Coromandel .6 - Value Based	280000	0.00005800	\$16.24
Uniform Annual General Charge	1	735.06000000	\$735.06
Works & Services Farm/Hort/Rural/Res/Islands	1	331.48000000	\$331.48
Works & Services Residential	560000	0.00044800	\$250.88
Total:			\$2402.23

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.