



# 13 Tramway Road Coromandel

The Network Licensed REAA 2008



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Enquiries Over \$390,000



## Peaceful Retreat

This large section is in a picturesque rural setting. It is elevated with a gentle slope, offering views of the nearby bush-clad hills.

Tucked away on a private and quiet road, you'll have the peace you've been searching for. Whether you're looking for a weekend getaway or a permanent residence, this property has everything you need to enjoy the beauty of the Coromandel, yet so close town.

With a perfect mix of part bush and part cleared land, this property is partially fenced and ready for you to build your dream home offering lots of extra opportunities to create a rural lifestyle with your own gardens, some chickens or grazing a few sheep.

Whether you're looking for a peaceful retreat or a place to build your forever home, this property has everything you need to make your dreams a reality.

### 13 Tramway Road Coromandel

**Price:** Enquiries Over \$390,000  
**Land Area:** 2266m<sup>2</sup>  
**Floor Area:** m<sup>2</sup>  
**Rates:** \$636  
**Rateable value:** \$335000 on 2023-06-30

**View Online:**  
<https://www.trinityrealestate.co.nz/property/13-tramway-road-coromandel/>

**Open Homes:**  
 Contact Rob for viewing times



**Rob Keatley**

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**RECORD OF TITLE**  
**UNDER LAND TRANSFER ACT 2017**  
**FREEHOLD**  
**Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **SA49D/632**  
**Land Registration District** **South Auckland**  
**Date Issued** 13 December 1991

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**Estate** Fee Simple  
**Area** 2266 square metres more or less  
**Legal Description** Section 43 Block II Coromandel Survey  
District

**Registered Owners**  
Valerie Gray and Alexandra Frances Finnerty

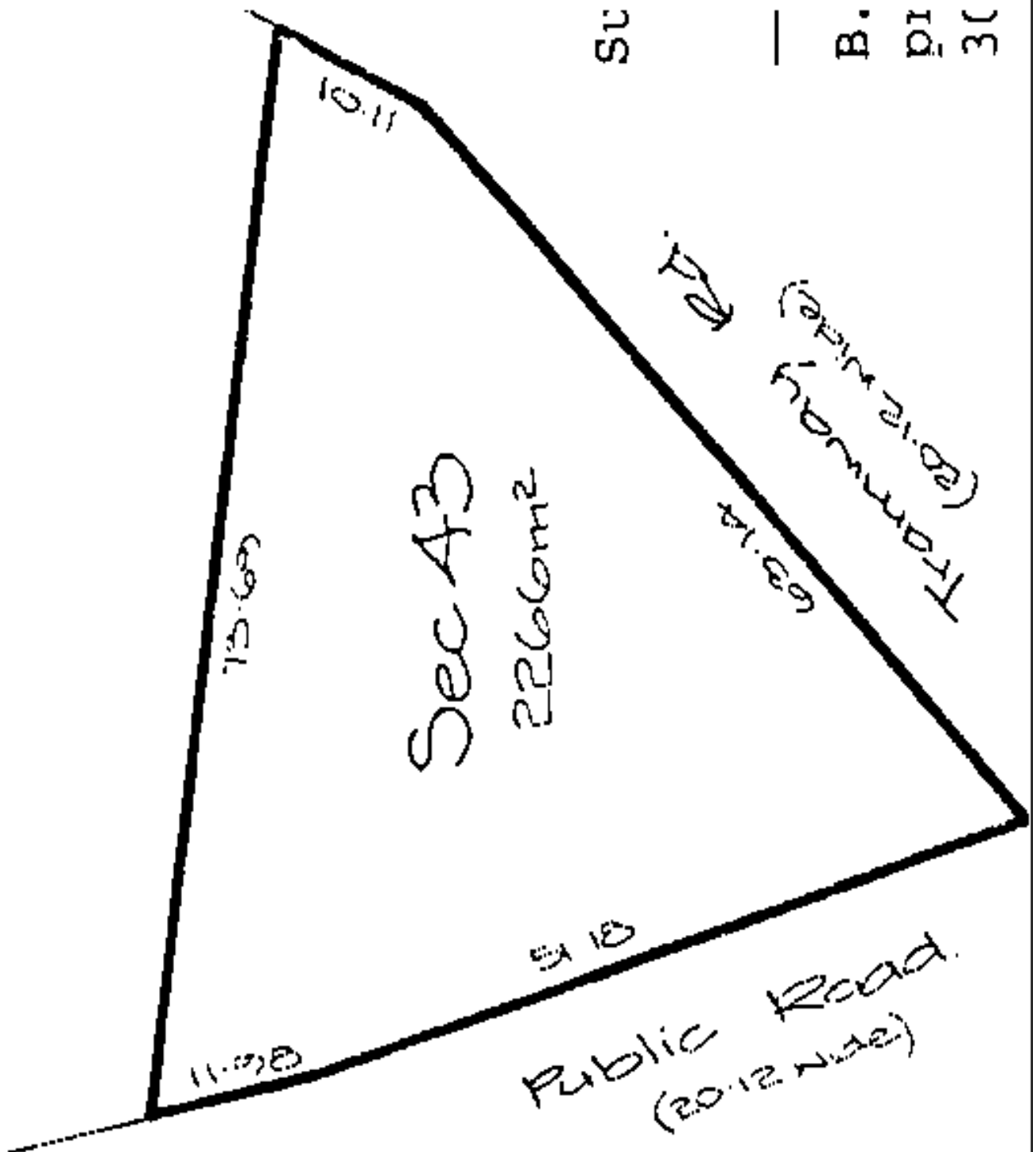
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**Interests**

Subject to Part IV A Conservation Act 1987

Subject to Section 27B State-Owned Enterprises Act 1986 (which provides for the resumption of land on the recommendation of the Waitangi Tribunal and which does not provide for third parties, such as the owner of the land, to be heard in relation to the making of any such recommendation)

Subject to Section 11 Crown Minerals Act 1991





# Rating Information Database

## Property Details

| Item              | Details                                 |
|-------------------|---|
| Assessment Number | 105465                                  |
| Valuation Number  | 04851-00600                             |
| Legal Description | SEC 43 Blk II SO COROMAND (Area 0.2266) |
| Situation Address | 13 Tramway Road Coromandel              |
| Region            | COROMANDEL                              |
| Land Area         | 2266m <sup>2</sup> (0.2266 Ha)          |
| Title             | CT-49D/632                              |
| Land Value        | \$335,000.00                            |
| Improved Value    | \$0.00                                  |
| Capital Value     | \$335,000.00                            |

## Current Rates 2024/2025

| Rate Type                                  | Factor Value | Rate       | Amount   |
|--|--------------|------------|----------|
| District Transportation & Building Control | 335000       | 0.00015200 | \$50.92  |
| General Rate Residential                   | 335000       | 0.00091400 | \$306.19 |
| Works & Services Residential               | 335000       | 0.00044800 | \$150.08 |
| Total:                                     |              |            | \$507.19 |

## Disclaimer

|                             |  |
|-----------------------------|--|
| Valuation number            | 0485100600                                 |
| Assessment number           | 2235411                                    |
| Property location           | 13 Tramway Road Thames-Coromandel District |
| Land value (LV)             | \$335,000.00                               |
| Capital value (CV)          | \$335,000.00                               |
| Previous land value (LV)    | \$0.00                                     |
| Previous capital value (CV) | \$0.00                                     |
| Area (Ha)                   | 0.2266                                     |
| Property category           | Residential-Vacant Site                    |
| Improvements                | (KEY)                                      |
| Legal property description  | SEC 43 Blk II SO COROMAND (Area 0.2266)    |

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) |
|--|--|-------------|--------|-----------------|-------------------------|
| Regional Council General                 | Thames-Coromandel FltRate                      | 0.00021343  | CV     | 335000          | \$71.50                 |
| Total                                    |  |             |        |                 | \$71.50                 |
| Coromandel Peninsula Coromandel Zone     | Catchment (value based) FltRate                | 0.00003612  | CV     | 335000          | \$12.10                 |
| Total                                    |  |             |        |                 | \$12.10                 |
| Coromandel Peninsula Coromandel Township | Coromandel Township Maintenance FltRate        | 0.00007413  | CV     | 335000          | \$24.83                 |
| Coromandel Peninsula Coromandel Township | Coromandel Township Indirect (capital) FltRate | 0.00000076  | CV     | 335000          | \$0.25                  |
| Total                                    |  |             |        |                 | \$25.08                 |
| Biosecurity                              | Pest Ctrl and Regional Biosec (TCDC) FltRate   | 0.00006269  | CV     | 335000          | \$21.00                 |
| Total                                    |  |             |        |                 | \$21.00                 |
| Total Rates                              |  |             |        |                 | \$129.68                |



## An aerial photograph of a rural landscape. The image shows a mix of green trees and shrubs, and light brown/tan grassy or bare ground. Several orange lines are drawn across the image, delineating different areas or parcels. A road or path is visible on the right side, winding through the trees. The overall scene is a typical rural or semi-rural environment.

 TCDC Property Boundary

