

# TEAM CORO

The Real Reason  
You Buy Here.



*Boundary lines are indicative only*

## 13 Tramway Road Coromandel

The Network Licensed REAA (2008)



**Rob Keatley**

REAL ESTATE CONSULTANT

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# TEAM CORO

The Real Reason You Buy Here.



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>  
**Rates:** \$636  
**Rateable value:** \$335000 on 2023-06-30

#### View Online:

<https://properties.teamcoro.co.nz/property/13-tramway-road-coromandel/>

#### Open Homes:

Contact **Rob** for viewing times

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the network.



**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

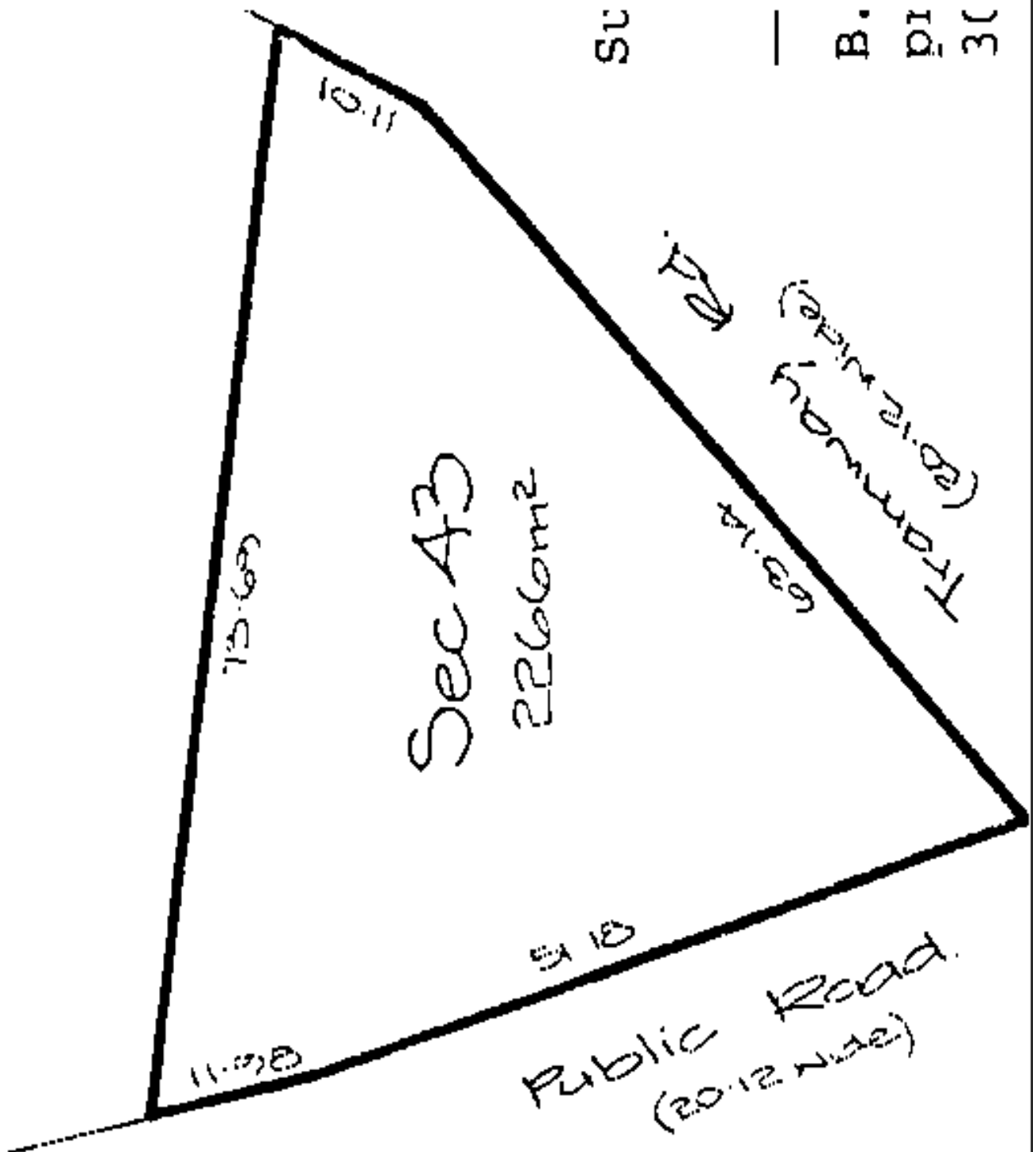
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**Interests**

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

# Property Map



6/19/2025, 10:42:05 AM

 TCDC Property Boundary

