

TEAM CORO

The Real Reason
You Buy Here.



2710 Tiki Road Coromandel

The Network Licensed REAA (2008)



Becks Greenhill

REAL ESTATE CONSULTANT

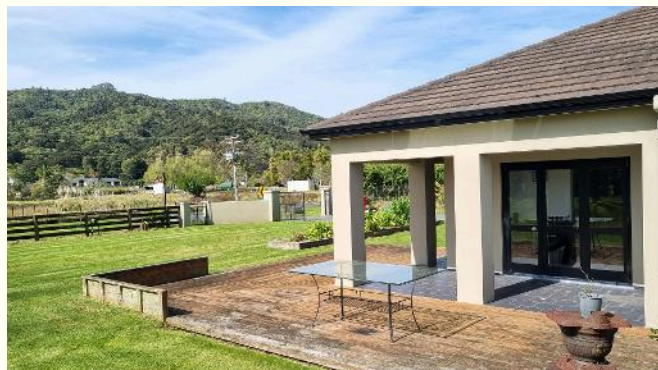
M: 0210694428

E: becks@teamcoro.co.nz

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.



Priced For Summer Market!

This property provides an excellent opportunity to own a superb dwelling with a modern, social layout and a substantial section of 5059m², (more or less). The generous nature of this property is evident throughout the spacious open-plan living areas. There is options to accommodate all. A newly renovated kitchen is well-designed and the centre point of the large, social downstairs area. There is a sunny lounge and separate dining room, for more formal occasions and a study room. Also, with internal access to a double garage for your convenience. The upstairs bedrooms all boast ensuites and beautiful views. The spacious master also has a walk-in wardrobe. Onsite there is also a two-bay shed, a generous place for all the extras, the boat, toys and the rest. A large, flat lawn for summer bbqs and enjoying the best things in life. This property has previously been used successfully as holiday accommodation and bed and breakfast; it truly has an undeniable amount of potential.

With a favourable location, just a few minutes' drive from the vibrant community of Coromandel township. With all you could ever need for growing families or those supporting extended family members. Ignore all previous pricing, vendors are keen to move on!

2710 Tiki Road Coromandel

Price: Asking Price \$899,000
Land Area: 5059m²
Floor Area: 276m²
Rates: \$3558
Rateable value: \$1050000 on 2023-06-30

View Online:

<https://properties.teamcoro.co.nz/property/2710-tiki-road-coromandel>

Open Homes:

Contact **Becks** for viewing times

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**CODE COMPLIANCE CERTIFICATE
SECTION 43(3) BUILDING ACT 1991**

BUILDING CONSENT NUMBER: ABA 20020022

SITE LOCATION

Address: 2710 TIKI ROAD SH25, COROMANDEL 2851

Legal Description: Pt ALLOT 3 PARISH KAPANGA

Valuation No: 04851 64900

INTENDED USE(S):

Dwelling & garage

INTENDED LIFE

Indefinite, but not less than 50 years

THIS IS:

- ☒ A final Code Compliance Certificate issued in respect of all of the building work under the above Building Consent.
- ☐ An interim Code Compliance Certificate in respect of part only, as specified in the attached particulars, of the building work under the above Building Consent.
- ☐ This certificate is issued subject to the conditions specified in the attached _____ pages headed "Conditions of Code Compliance Certificate" (being this certificate).

SIGNED FOR, AND ON BEHALF OF, THE COUNCIL

Chris Newmarch
Team Leader - Building Control

12/02/2004

District Office: 515 Mackay Street, Private Bag, Thames, New Zealand
Telephone: (07) 868 6025, Fax: (07) 868 9027

Email: customer.services@tcdc.govt.nz Website: www.tcdc.govt.nz

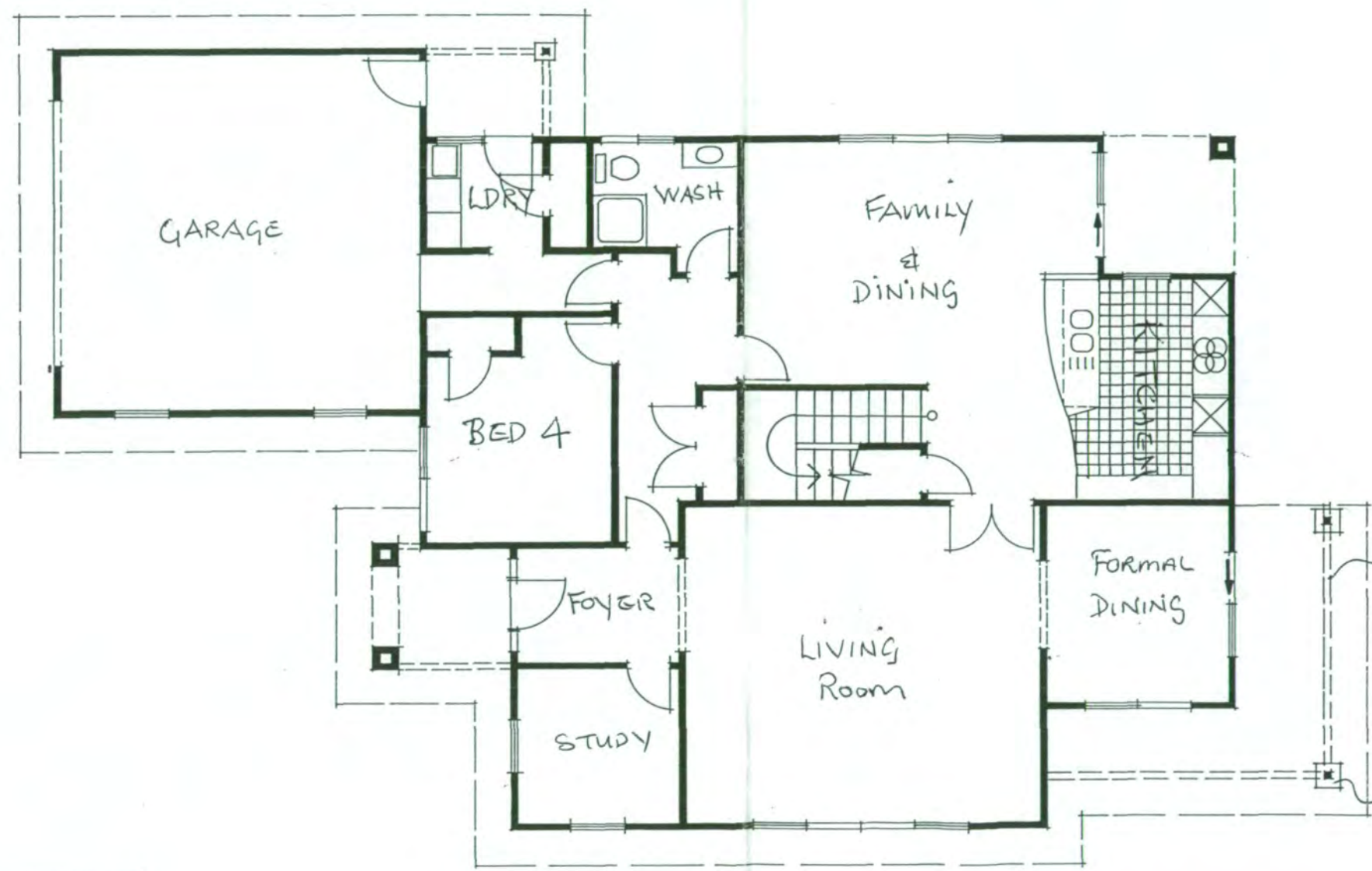
\\envplanning\codecompliance\rfccc.frm OFFICES AT: COROMANDEL • WHITIANGA • WHANGAMATA

1.600
EAVES

19.800

1.506
94 Post

13.600
EAVES



BEAMSTO ENGINEERS
DESIGN.

400mm INSULATED
SURROUND TO POSTS

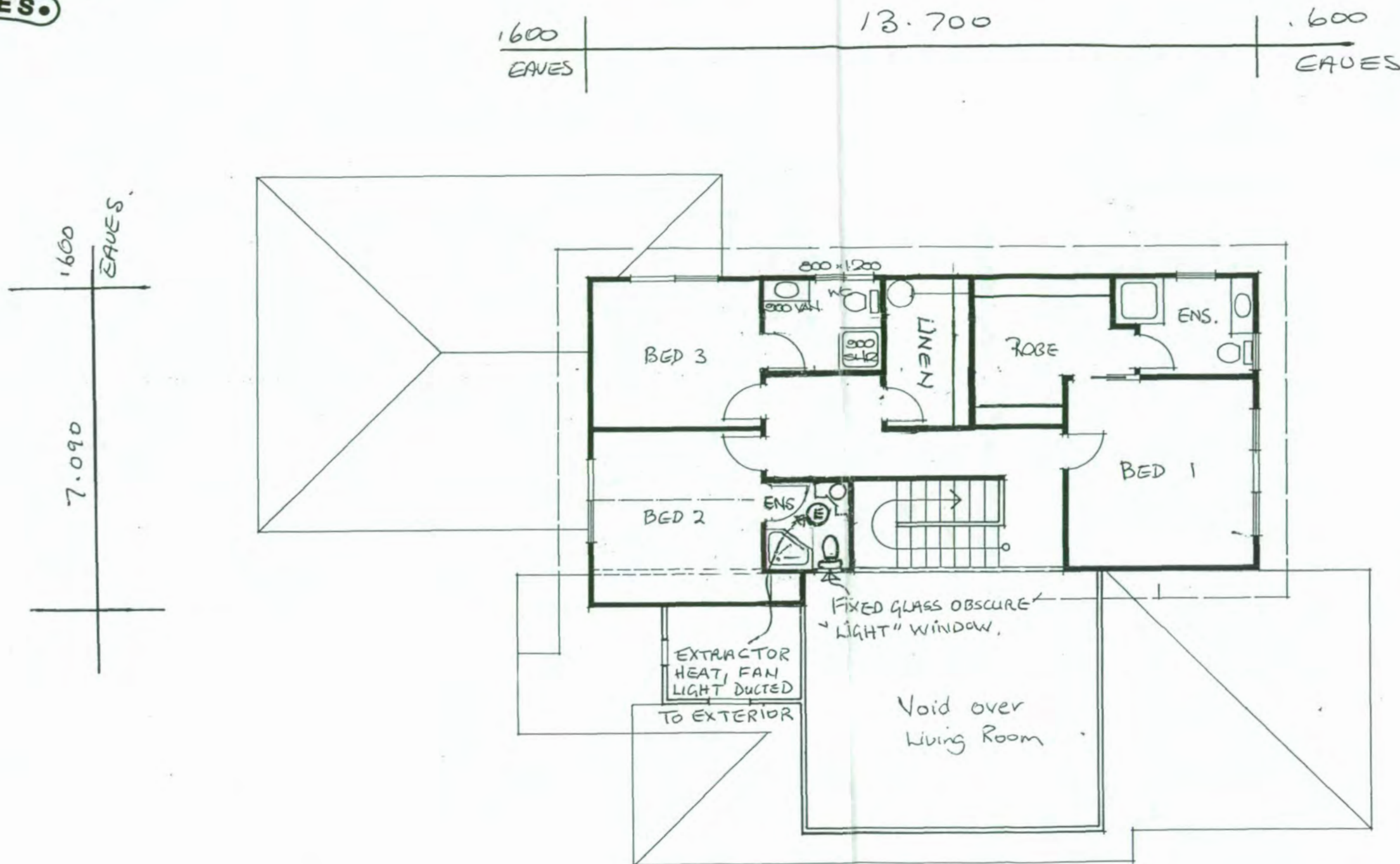
AREA :

- GROUND FLOOR LIVING 145.36m²
(TOTAL 184.54m²) GARAGE 39.18m²
 - FIRST FLOOR LIVING 84.88m²
- TOTAL 269.42m²**
- ROOF AREA 253.04m²

GROUND FLOOR
SCALE 1:100

184.54m²





AREA:

GROUND FLOOR	184.54m ²
FIRST FLOOR	84.88m ²
TOTAL	269.42m²
ROOF AREA	253.04m ²

FIRST FLOOR
SCALE 1:100

84.88 m²





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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**



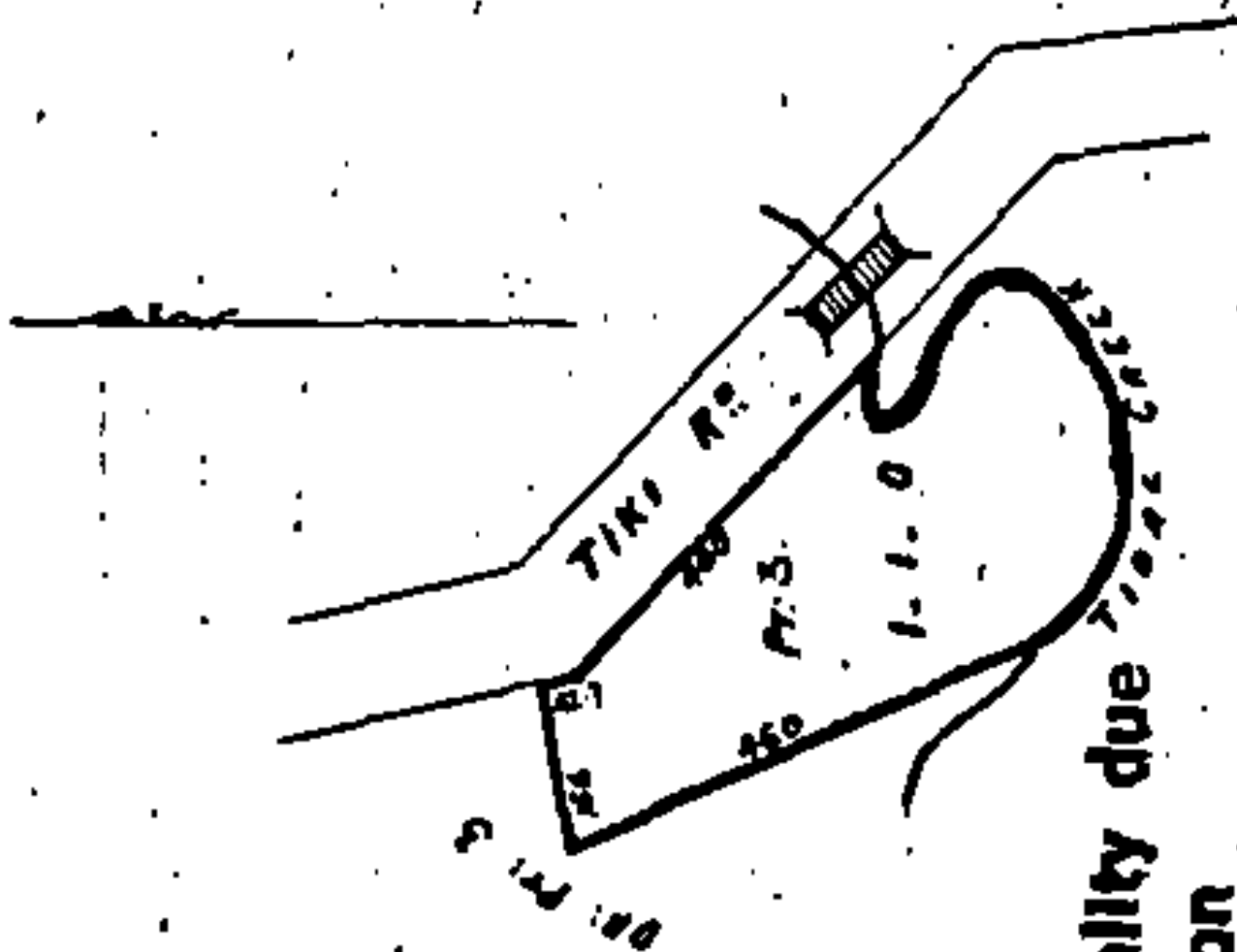

R.W. Muir
Registrar-General
of Land

Identifier SA85/99
Land Registration District South Auckland
Date Issued 22 September 1897

Prior References
SA46/246

Estate Fee Simple
Area 5059 square metres more or less
Legal Description Deposited Plan 1768
Registered Owners
Angelica Emily Dawn Robinson, Tony Bruce Treanor and O'Sheas Trustees No. 9 Limited

Interests
5220445.1 Notice pursuant to Section 94C Transit New Zealand Act 1989 declaring the adjoining State Highway to be a limited access road - 14.5.2002 at 2:52 pm
5752344.1 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 6.10.2003 at 9:00 am
13280517.2 Mortgage to ANZ Bank New Zealand Limited - 16.5.2025 at 3:38 pm



**Image Quality due
to Condition
of Original**



Rating Information Database

Property Details

Item	Details
Assessment Number	106110
Valuation Number	04851-64900
Legal Description	Pt Allot 3 Kapanga
Situation Address	2710 Tiki Road SH25 Coromandel
Region	COROMANDEL
Land Area	5059m ² (0.5059 Ha)
Title	CT-85/99
Land Value	\$500,000.00
Improved Value	\$550,000.00
Capital Value	\$1,050,000.00

Current Rates 2024/2025

Rate Type	Factor Value	Rate	Amount
Coromandel Water Loan		321.04000000	\$321.04
District Transportation & Building Control	1050000	0.00015200	\$159.60
General Rate Residential	500000	0.00091400	\$457.00
Solid Waste Collection - Coromandel/Colville	1	363.37000000	\$363.37
Uniform Annual General Charge	1	735.06000000	\$735.06
Water Serviced/Metered	1	437.23000000	\$437.23
Works & Services Farm/Hort/Rural/Res/Islands	1	331.48000000	\$331.48
Works & Services Residential	500000	0.00044800	\$224.00
		Total:	\$3028.78

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.
The 2025/26 figures are estimates based on the financial information adopted by Council on 11 March 2025. These figures will be updated when the 2025/26 Annual Plan is adopted.*

Rates Proposed 2025/2026 (see disclaimer below)

Rate Type	Factor Value	Rate	Amount
Coromandel Water Loan		322.54000000	\$322.54
District Transportation & Building Control	1050000	0.00017300	\$181.65
General Rate Residential	500000	0.00088300	\$441.50
Solid Waste Collection - Coromandel/Colville	1	365.11077500	\$365.11
Uniform Annual General Charge	1	709.31000000	\$709.31
Water Serviced/Metered	1	580.86294400	\$580.86
Works & Services Farm/Hort/Rural/Res/Islands	1	339.68697200	\$339.69
Works & Services Residential	500000	0.00044300	\$221.50
Total:			\$3162.16



1 is adopted by Council in June 2025.

Valuation number	0485164900
Assessment number	2235831
Property location	2710 Tiki Sh25 Road Thames-Coromandel District
Land value (LV)	\$500,000.00
Capital value (CV)	\$1,050,000.00
Previous land value (LV)	\$0.00
Previous capital value (CV)	\$0.00
Area (Ha)	0.5059
Property category	Lifestyle-2000/2009-average
Improvements (<u>KEY</u>)	DWG OB OI
Legal property description Pt Allot 3 Kapanga	

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)
Uniform Annual General Charge	UAGC UR	99.10221241	UR	1	\$99.10
Total					\$99.10
Regional Theatre	Secondary UR	0.56445631	UR	1	\$0.56
Total					\$0.56
Regional Services	Regional Services UR	3.70957764	UR	1	\$3.71
Total					\$3.71
Regional Council General	Thames-Coromandel FltRate	0.00022213	CV	1050000	\$233.24
Total					\$233.24
Passenger Transport	Regional Unserved UR	11.6817088	UR	1	\$11.68
Total					\$11.68
Natural Heritage	Natural Heritage UR	14.99967698	UR	1	\$15.00
Total					\$15.00

Coromandel Peninsula Coromandel Zone	Catchment (value based) FltRate	0.00003628	CV	1050000	\$38.09
Coromandel Peninsula Coromandel Zone	Catchment (per property) UR	44.94725789	UR	1	\$44.95
Total					\$83.04
Civil Defence & Emergency Mgmt	Civil Defence and Emergency Mgmt UR	15.95957745	UR	1	\$15.96
Total					\$15.96
Biosecurity	Pest Ctrl and Regional Biosec (TCDC) FltRate	0.00006359	CV	1050000	\$66.77
Total					\$66.77
Total Rates					\$529.06

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