

# TEAM CORO

The Real Reason  
You Buy Here.



Boundary lines are indicative only

## 486 Tuatawa Road Coromandel

The Network Licensed REAA (2008)



### Becks Greenhill

REAL ESTATE CONSULTANT

**M:** 0210694428

**E:** [becks@teamcoro.co.nz](mailto:becks@teamcoro.co.nz)

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# TEAM CORO

The Real Reason You Buy Here.



Asking Price ~~\$400,000~~

## RE-PRICED!

### MOTIVATED VENDOR!

This property is nestled in amongst native bush and has a solidly built utility for storage, and boasts exceptional views of the Pacific Ocean and beyond. The bush clad driveway takes you to a cleared parking site, with the opportunity for so much more. The power supply is run from a cleverly designed solar system. This bush hide-away in the popular Tuatēawa is the embodiment of charm, peace and privacy. With a generous land area, 4,702m<sup>2</sup>, (1.16 Acres), and water tank storage, there is plenty of space and potential to develop this site into something more substantial, or just enjoy the simplicity.

This very appealing property is priced to sell, well below C.V! so call us today for a viewing.

NB. Please note that viewings are strictly by appointment only.

### 486 Tuatēawa Road Coromandel

**Price:** Asking Price \$400,000  
**Land Area:** 4702m<sup>2</sup>  
**Floor Area:** 30m<sup>2</sup>  
**Rates:** \$2280  
**Rateable value:** \$720000 on 2023-06-30

#### View Online:

<https://properties.teamcoro.co.nz/property/486-tuateawa-road-coromandel/>

#### Open Homes:

Contact **Becks** for viewing times

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 **thenetwork.**





**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** SA10D/1219  
**Land Registration District** South Auckland  
**Date Issued** 28 August 1969

**Prior References**  
SA7B/447

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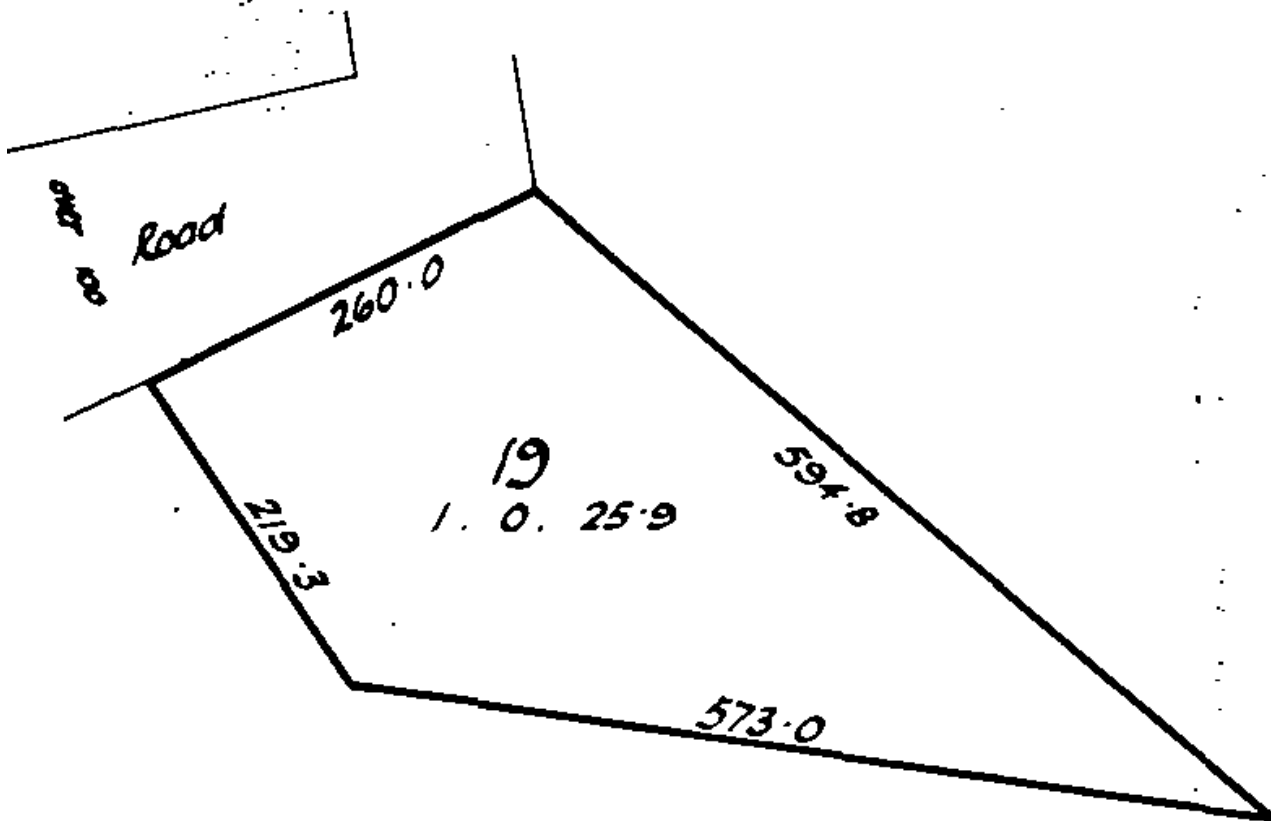
**Estate** Fee Simple  
**Area** 4702 square metres more or less  
**Legal Description** Lot 19 Deposited Plan South Auckland  
13057

**Registered Owners**  
Simon Harcourt Powell and Sharon Julie Tailby as Executors

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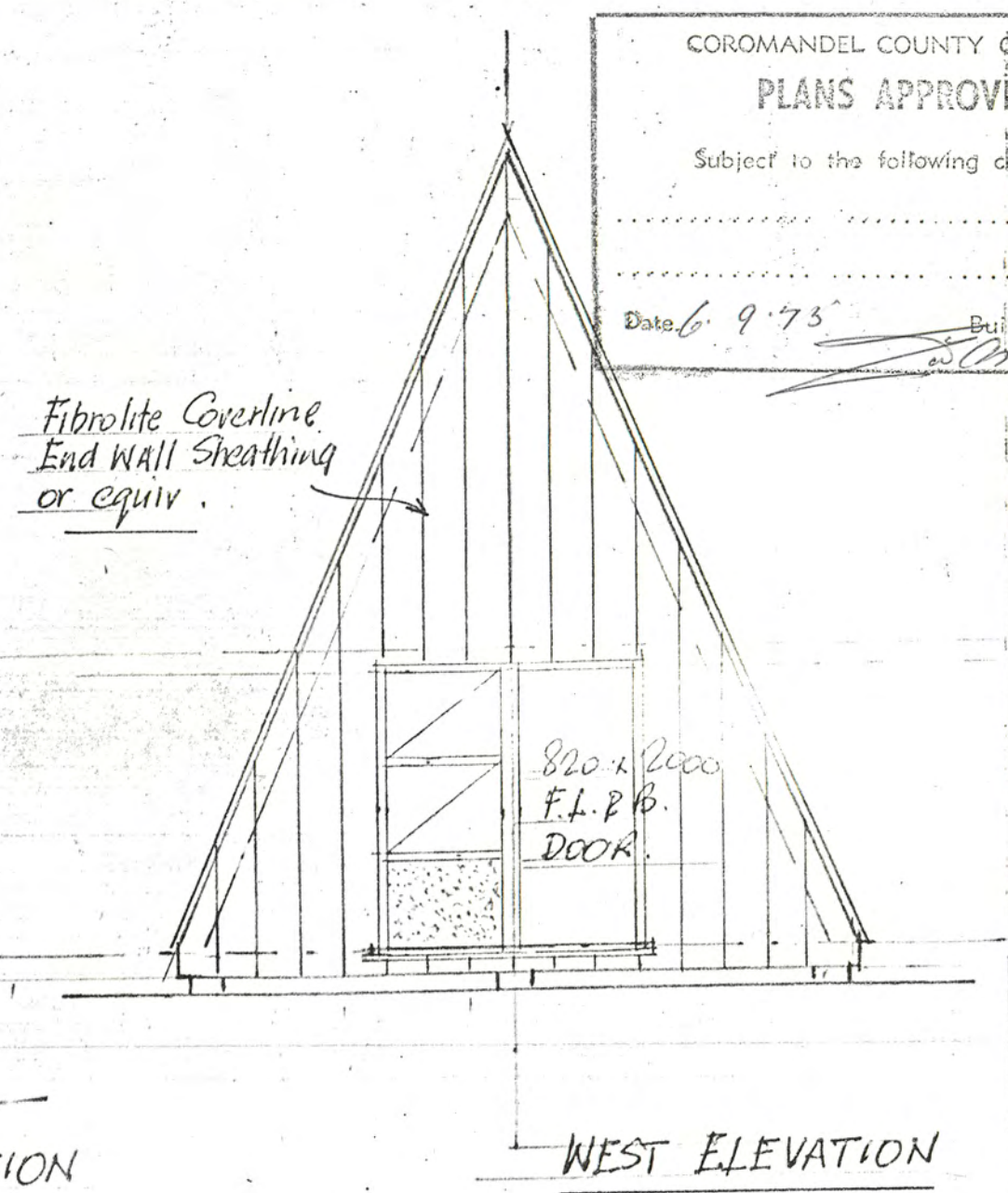
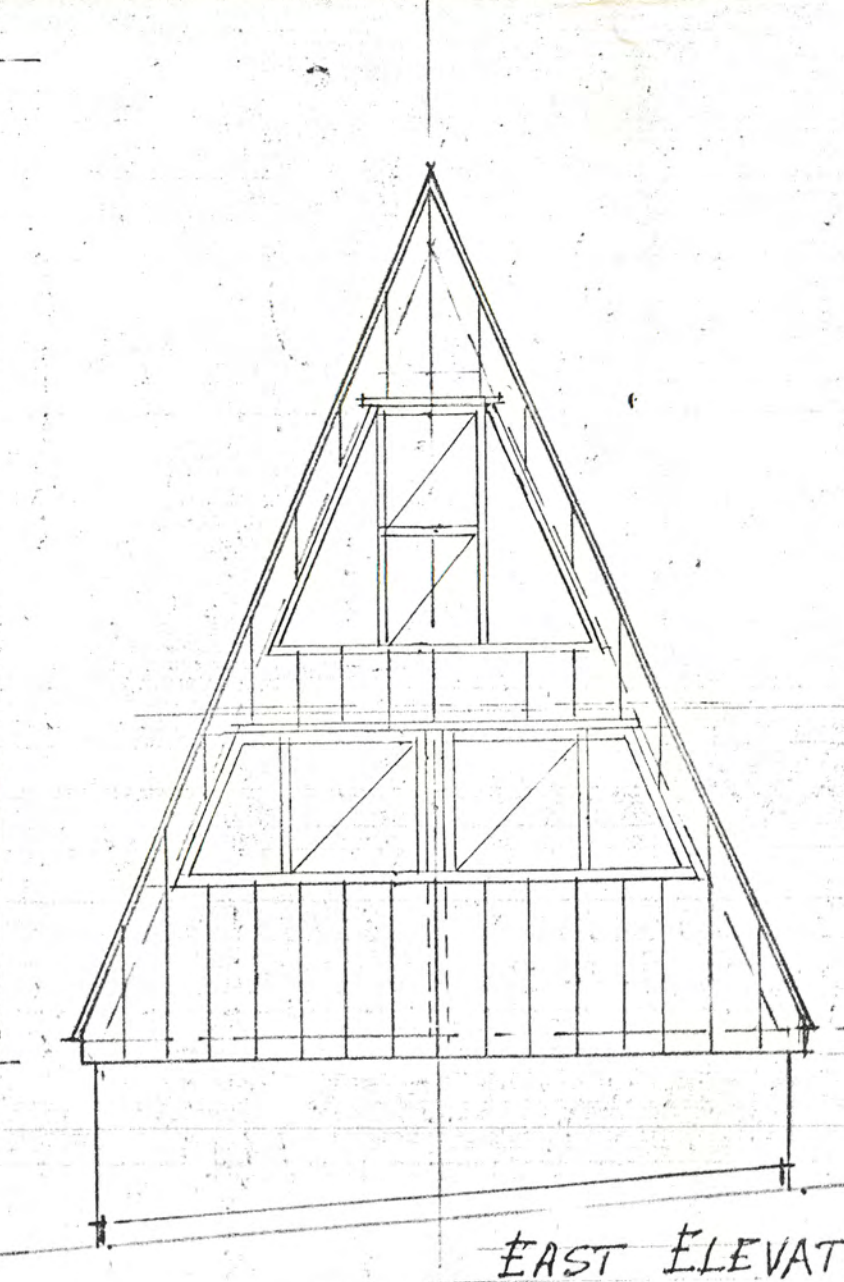
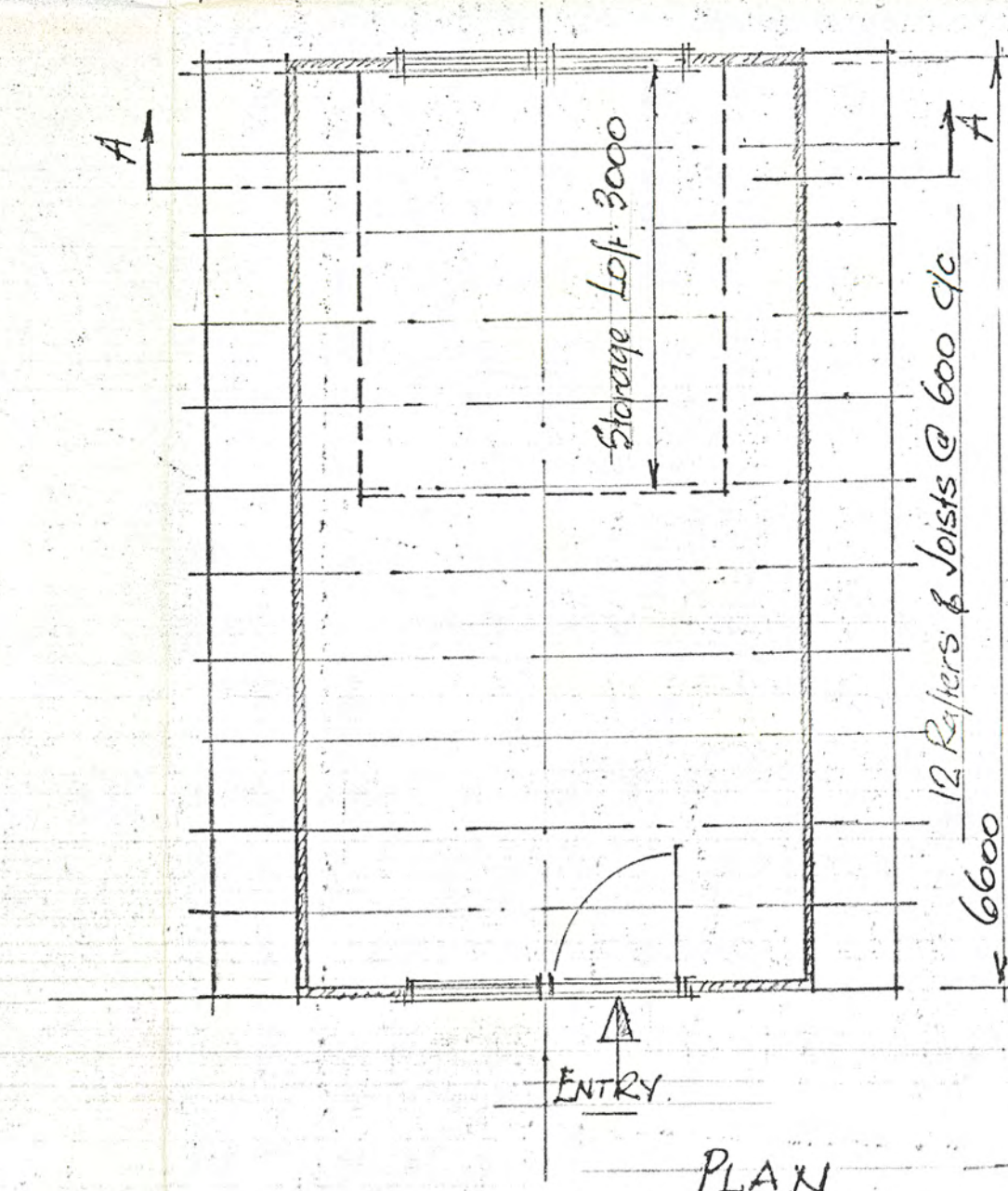
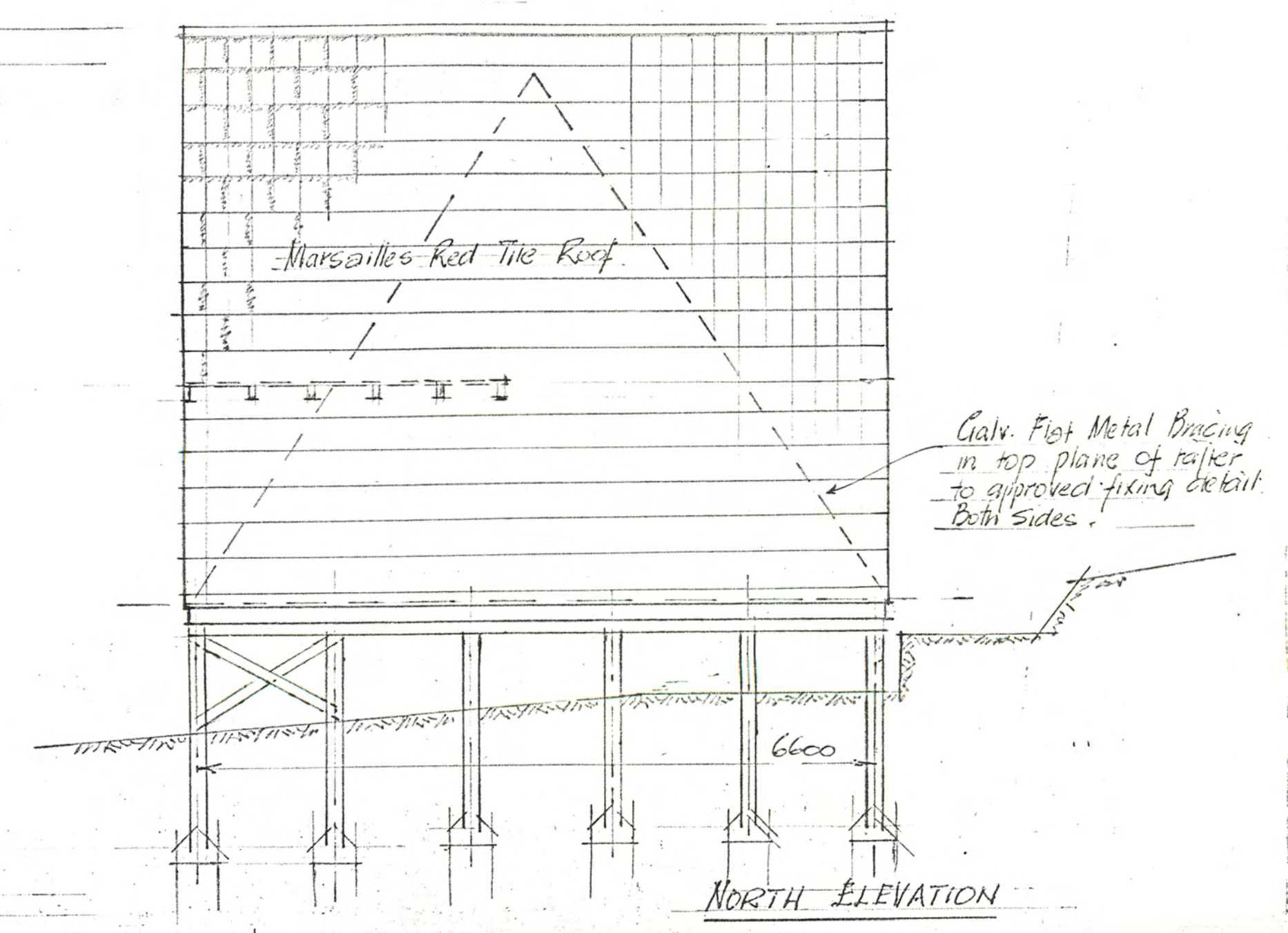
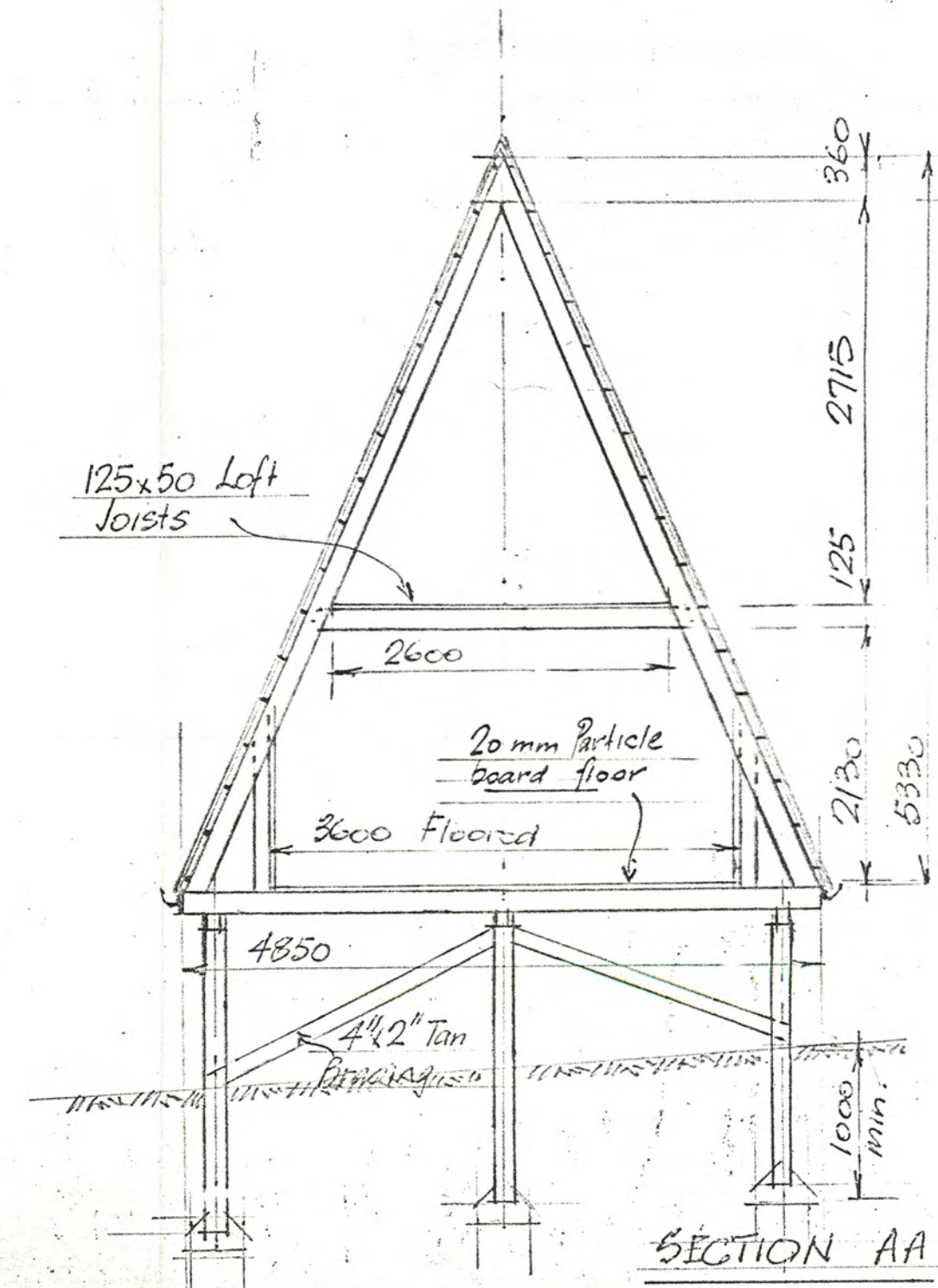
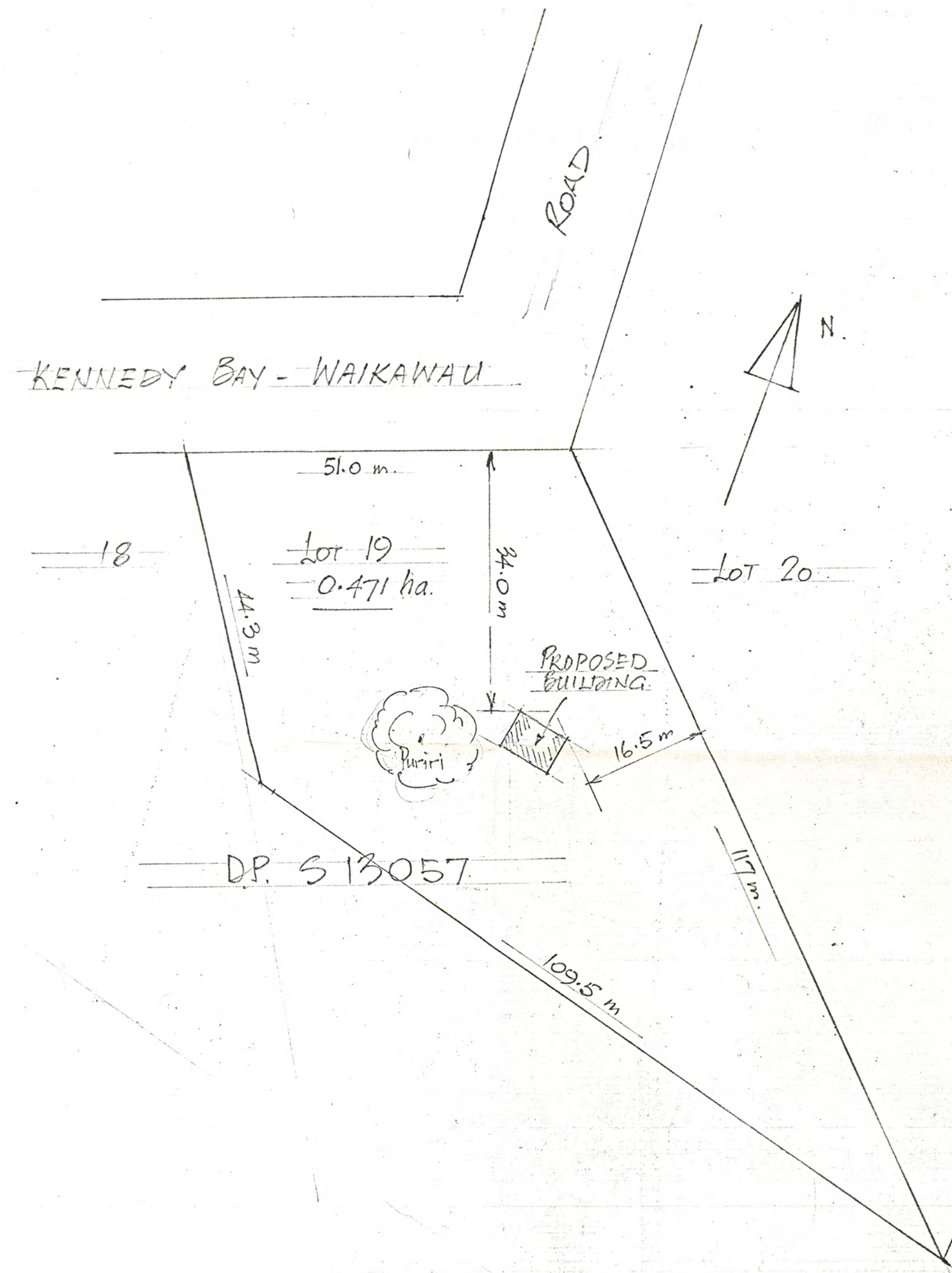
**Interests**

Blk VII Harataunga S.D.



METRIC AREA IS 4701 m<sup>2</sup>





COROMANDEL COUNTY COUNCIL  
**PLANS APPROVED**  
 Subject to the following conditions:  
 Date 6.9.75 Building Inspector

PROPOSED STORAGE BUILDING FOR B.L. VICKERMAN  
 WAIHIRERE  
 31.8.75  
 SITE PLAN  
 SCALE 1:500

*B.L. Vickerman*

Note: All dimensions in mm. unless otherwise indicated



Enquiry Detail View

Change the Rating Period

2025 - 2026 Rating Year

Compare these with last year's rates for this property

Valuation number	0481122000
Assessment number	2226691
Property location	486 Tuatēawa Road Thames-Coromandel District
Land value (LV)	\$570,000.00
Capital value (CV)	\$720,000.00
Previous land value (LV)	\$0.00
Previous capital value (CV)	\$0.00
Area (Ha)	0.4702
Property category	Lifestyle-1970's-average
Improvements <b>(KEY)</b>	DWG OB OI
Legal property description	
LOT 19 DPS 13057	

## 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)
Urban Public Transport Services	indirect benefit (Thames-Coromandel) Flat Rate	0.00000001	CV	720000	\$0.01
Total					\$0.01
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	720000	\$159.93
Total					\$159.93
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	720000	\$26.12
Coromandel Peninsula Coromandel Zone	Catchment (per property) UR	44.95	Fixed	1	\$44.95
Total					\$71.07
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	720000	\$45.78
Total					\$45.78
<b>Total Rates</b>					<b>\$422.80</b>

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



# Rating Information Database

## Property Details

Item	Details
Assessment Number	100584
Valuation Number	04811-22000
Legal Description	LOT 19 DPS 13057
Situation Address	486 Tuatēawa Road Tuatēawa
Region	TUATEAWA
Land Area	4702m <sup>2</sup> (0.4702 Ha)
Title	CT-10D/1219
Land Value	\$570,000.00
Improved Value	\$150,000.00
Capital Value	\$720,000.00



# Current Rates 2025/2026

Rate Type	Factor Value	Rate	Amount
District Transportation & Building Control	720000	0.00017300	\$124.56
General Rate Residential	570000	0.00088500	\$504.45
Solid Waste Collection - Coromandel/Colville	1	361.25000000	\$361.25
Stormwater Coromandel .6 - SUIP	1	71.16000000	\$71.16
Stormwater Coromandel .6 - Value Based	570000	0.00006200	\$35.34
Uniform Annual General Charge	1	709.03000000	\$709.03
Works & Services Farm/Hort/Rural/Res/Islands	1	340.10000000	\$340.10
Works & Services Residential	570000	0.00044800	\$255.36
Total:			\$2401.25

## 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.*



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