



486 Tuatawa Road Coromandel

The Network Licensed REAA 2008



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Asking Price \$450,000

Peaceful Hide-Away

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, 4,702m², (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 \$450,000
Land Area: 4702m²
Floor Area: 30m²
Rates: \$2280
Rateable value: \$720000 on 2023-06-30

View Online:

Open Homes:



Becca Greenhill

REAL ESTATE CONSULTANT

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**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

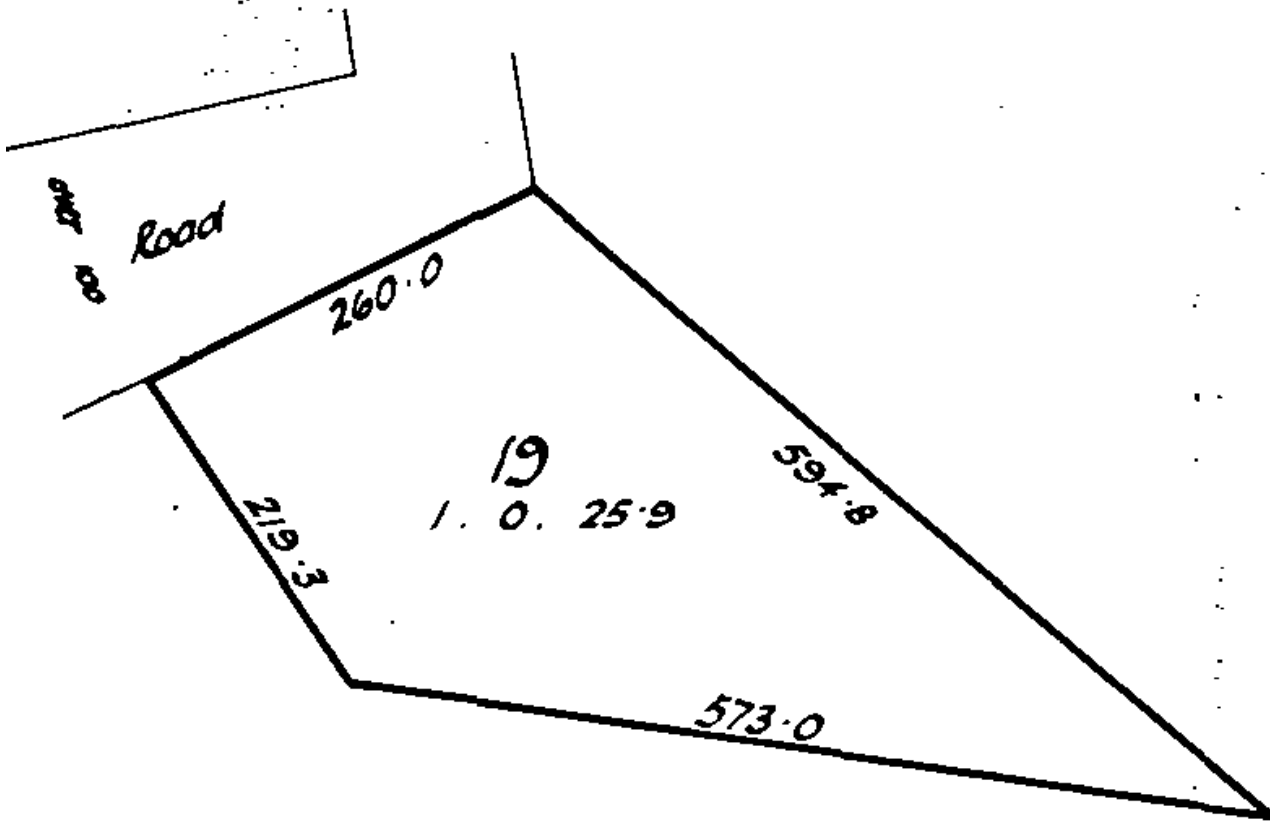
Prior References
SA7B/447

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

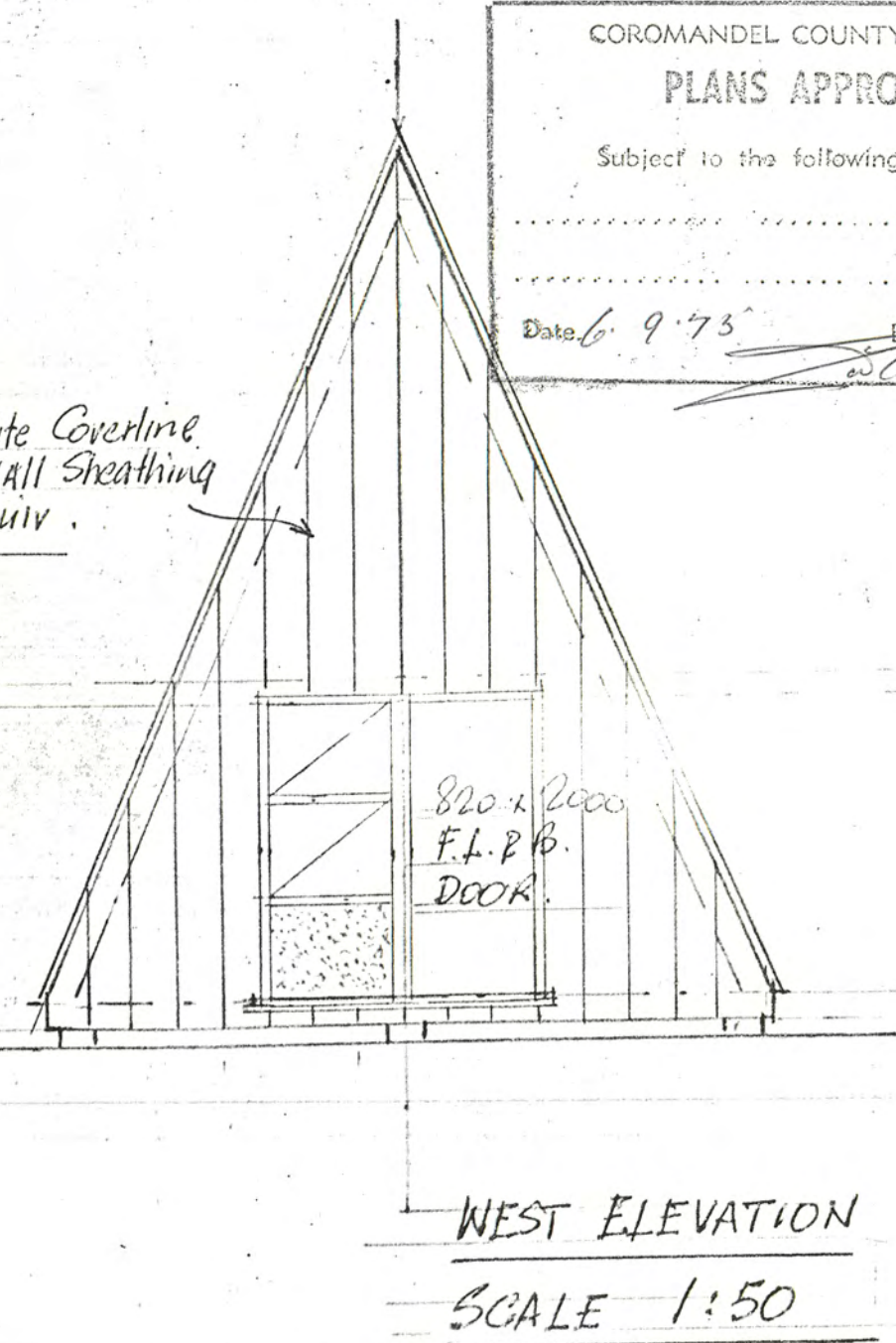
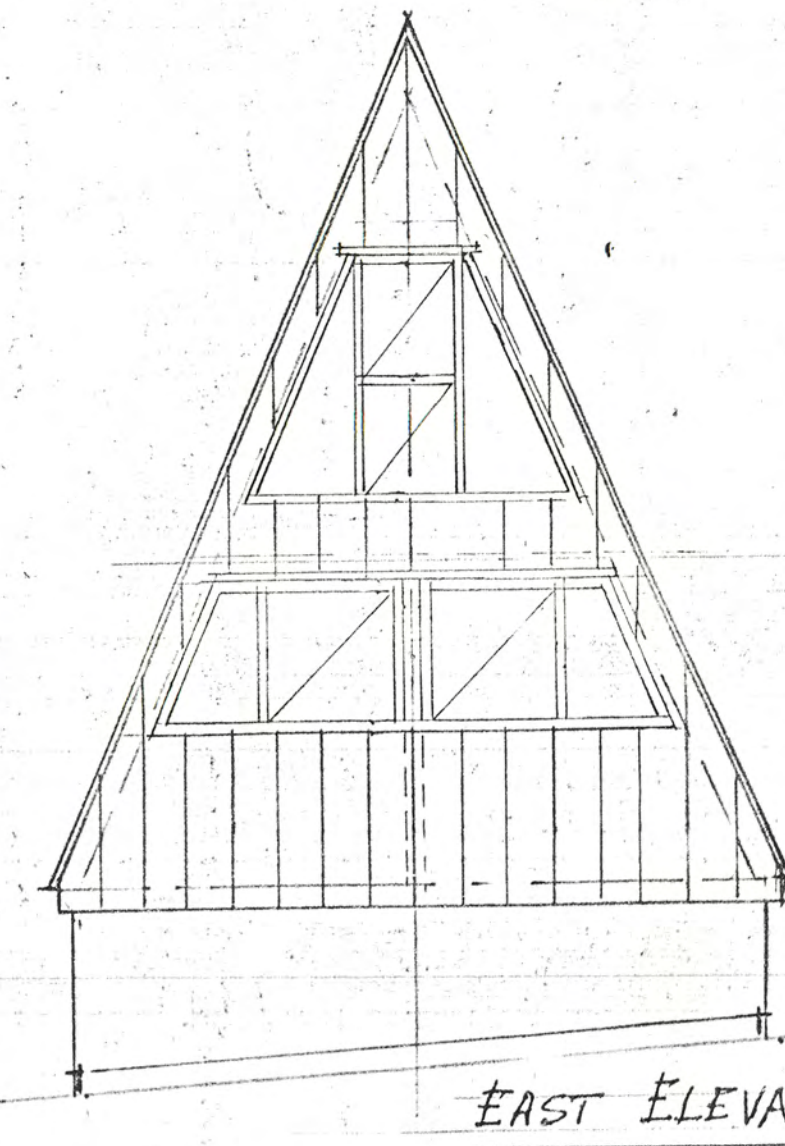
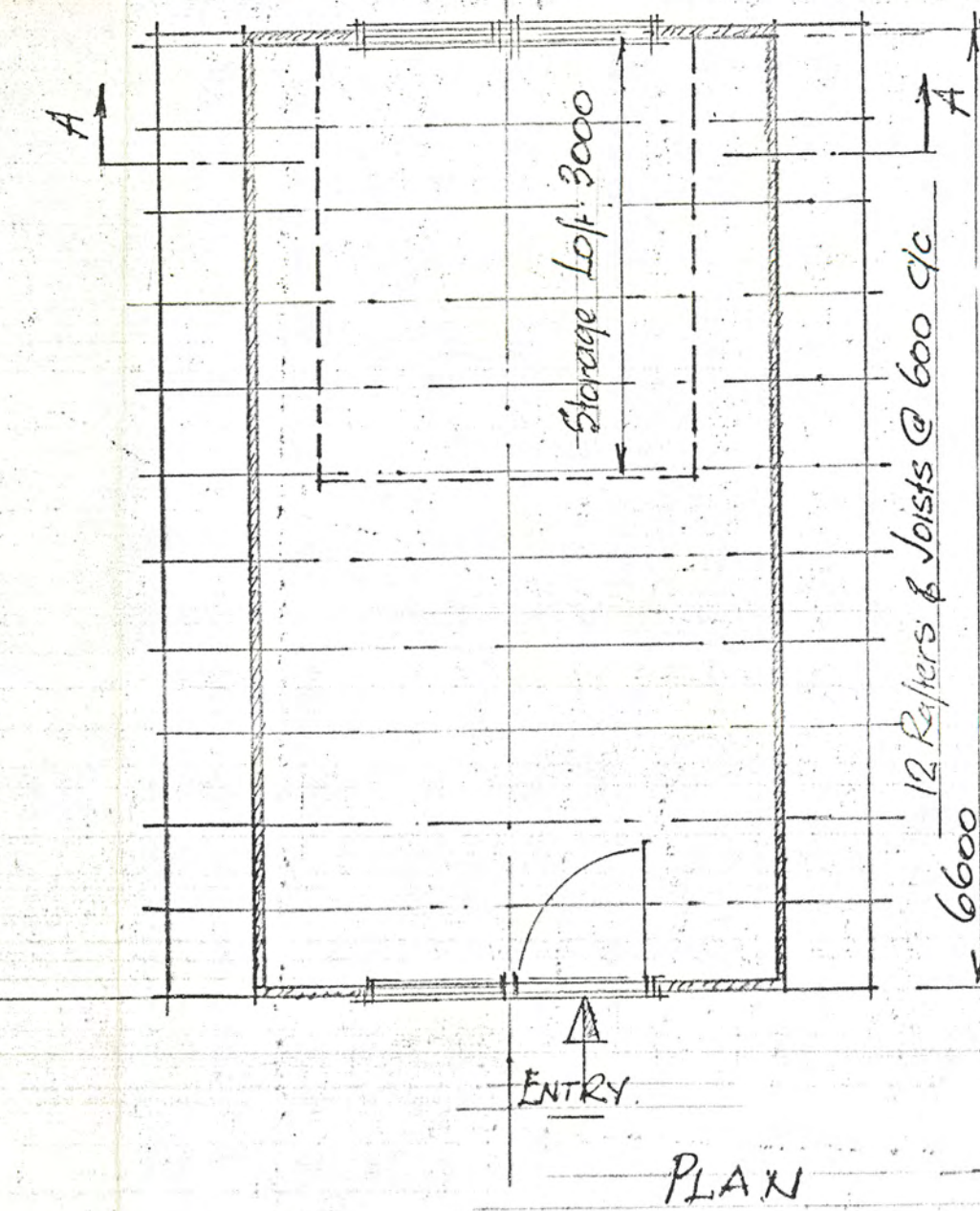
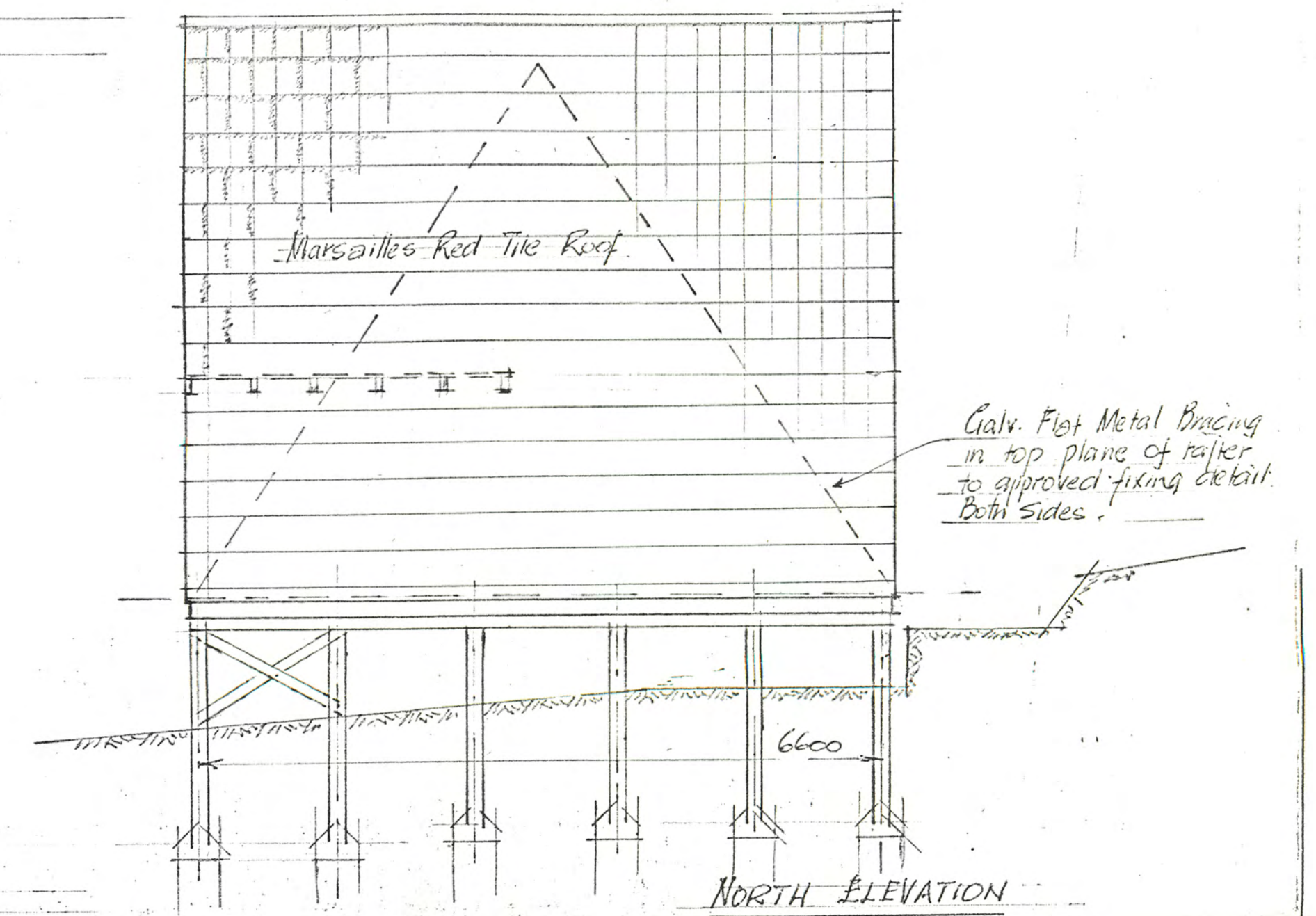
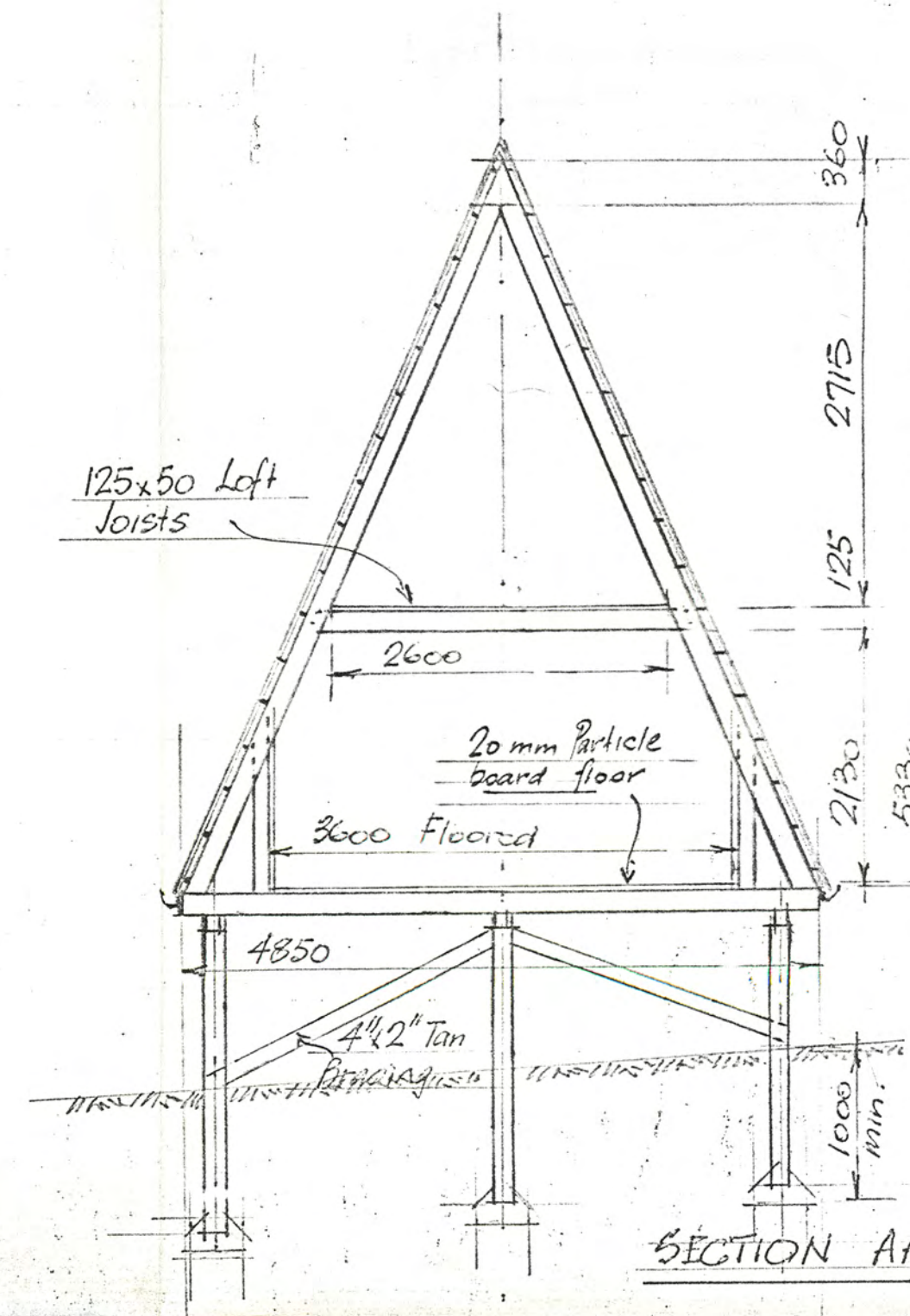
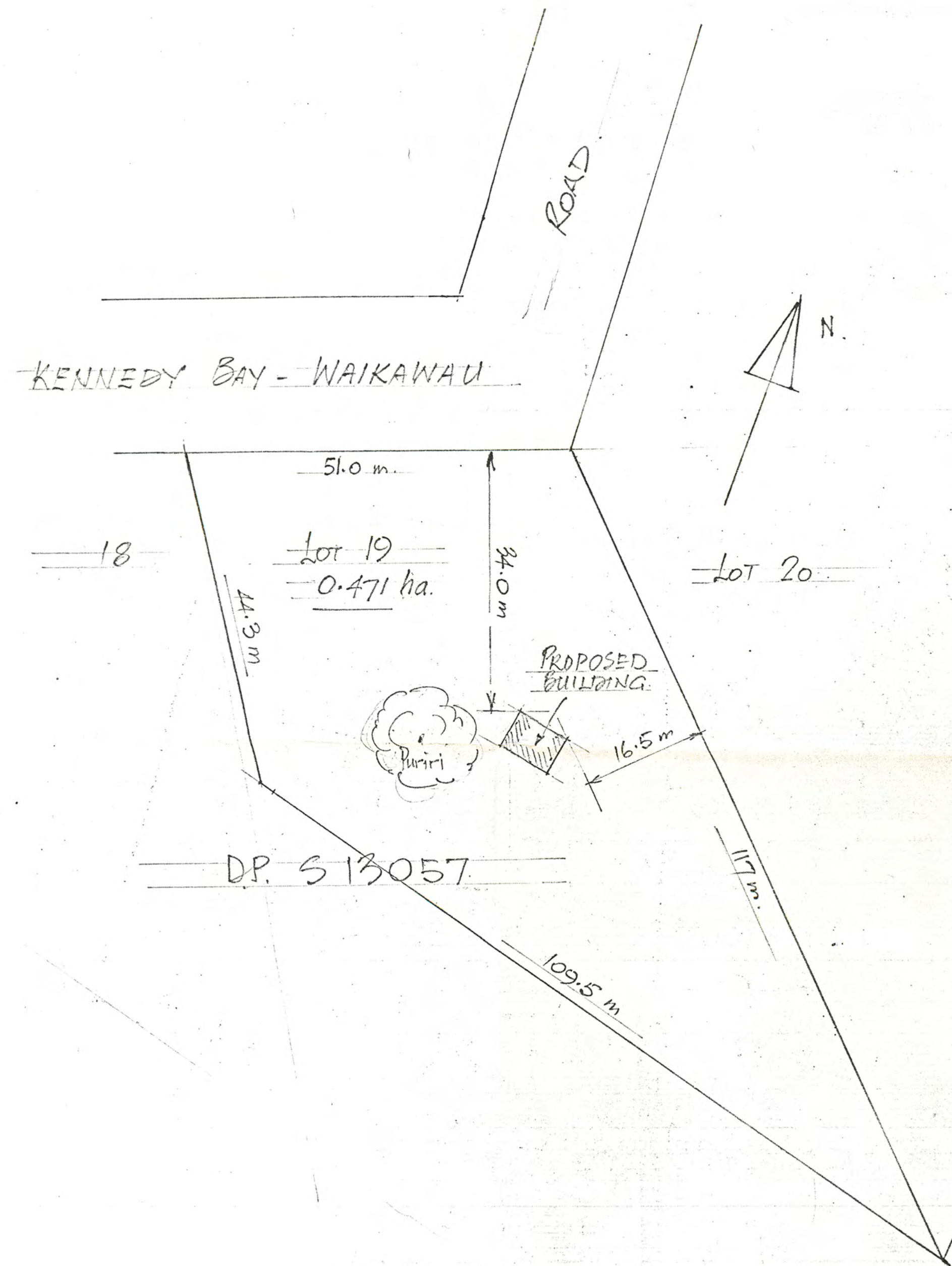
Registered Owners
Simon Harcourt Powell and Sharon Julie Tailby as Executors

Interests

Blk VII Harataunga S.D.



METRIC AREA IS 4701 m²



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



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 ² (0.4702 Ha)
Title	CT-10D/1219
Land Value	\$480,000.00
Improved Value	\$147,000.00
Capital Value	\$627,000.00

Current Rates 2023/2024

Rate Type	Factor	Rate	Amount
District Transportation & Building Control	475000	0.00018500	\$87.88
General Rate Residential	370000	0.00102300	\$378.51
Solid Waste Collection - Coromandel/Colville	1	359.49000000	\$359.49
Stormwater Coromandel .6 - SUIP	1	52.04000000	\$52.04
Stormwater Coromandel .6 - Value Based	105000	0.00006200	\$6.51
Uniform Annual General Charge	1	600.31000000	\$600.31
Works & Services Farm/Hort/Rural/Res/Islands	1	269.85000000	\$269.85
Works & Services Residential	370000	0.00048200	\$178.34
Total:			\$1932.93

Disclaimer

These figures are based on the Rating Information Database as at March 2024 with a proposed 12.9% average rate increases that was included in the Long Term Plan and within these calculations are based on the proposed Thames Coromandel District 2023 general revaluation values. The rates and valuations for 2024/2025 will be finalised on 27 June 2024.

Rates Proposed 2024/2025 (see disclaimer below)

Rate Type	Factor	Rate	Amount
District Transportation & Building Control	627000	0.00015000	\$94.05
General Rate Residential	480000	0.00087800	\$421.44
Solid Waste Collection - Coromandel/Colville	1	372.20000000	\$372.20
Stormwater Coromandel .6 - SUIP	1	65.37000000	\$65.37
Stormwater Coromandel .6 - Value Based	147000	0.00005700	\$8.38
Uniform Annual General Charge	1	725.13000000	\$725.13
Works & Services Farm/Hort/Rural/Res/Islands	1	352.65000000	\$352.65
Works & Services Residential	480000	0.00048400	\$232.32
Total:			\$2271.54



onsultation document. The valuations used
d and adopted by Council at a special meeting

Rates 1 July 2023 - 30 June 2024

Rates Year 2023/2024

Valuation Number:	04811/220/00
Property Location:	486 Tuateawa Rd
Land Value (LV):	\$370,000
Capital Value (CV):	\$475,000
Area (Ha):	0.4702
Property Category:	LI197C
Improvements:	DWG OB OI (KEY)
Legal Description:	LOT 19 DPS 13057

Regional Council General

	Differential code	Value of factor	Rate factor	Rate amount
Thames-Coromandel		475,000 CV	0.00028586	135.78

Regional Services

	Differential code	Value of factor	Rate factor	Rate amount
Regional Services	UR	1 UR	3.79	3.79

Urban Public Transport

	Differential code	Value of factor	Rate factor	Rate amount
indirect benefit (Thames-Coromandel)		475,000 CV	0.00000040	0.19

Uniform Annual General Charge

	Differential code	Value of factor	Rate factor	Rate amount
UAGC	UR	1 UR	93.35	93.35

Natural Heritage

	Differential code	Value of factor	Rate factor	Rate amount
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Natural Heritage	UR	1 UR	5.80	5.80
Civil Defence & Emergency Mgmt				
	Differential code	Value of factor	Rate factor	Rate amount
Civil Defence and Emergency Management	UR	1 UR	13.57	13.57
Biosecurity				
	Differential code	Value of factor	Rate factor	Rate amount
Pest Control and Regional Biosecurity (TCDC)		475,000 CV	0.00007143	33.93
Regional Theatre				
	Differential code	Value of factor	Rate factor	Rate amount
Secondary	UR	1 UR	0.52	0.52
Coromandel Peninsula				
	Differential code	Value of factor	Rate factor	Rate amount
Catchment (value based)		475,000 CV	0.00004230	20.09
Catchment (per property)	UR	1 UR	39.73	39.73
Total rates (including GST)				\$346.75



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