

TEAM CORO

The Real Reason
You Buy Here.



25A Frederick Street Coromandel

The Network Licensed REAA (2008)



Rob Keatley

REAL ESTATE CONSULTANT

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TEAM CORO

The Real Reason You Buy Here.



Asking Price \$565,000



2



1



1



-

Ideal First Home!

This surprisingly Large property showcases all the qualities of a comfortable and inviting home. It could be the ideal for the First home buyer or holiday accommodation. It is a Very attractive option.

With 101 metres square Inside, you will be impressed by generous proportions. The polished Rimu floors and large open-plan lounge-dining, flowing through to the kitchen. This is a big space. This home has a sense of warmth and character that is truly captivating.

The sunny, giant bedrooms are a feature and a separate bathroom, toilet and good-sized laundry. There are so many opportunities here to add extra to accommodate your needs. Outside, take your pick of the decks, there are 3 of them. The large front deck is great for entertaining while the little people have space to play on the lawn. All the decks are nice and private, as this property is surrounded by trees, including many natives. The decks catch the sun at various times during the day, great for relaxing while you can hear the soothing flow of the stream on the boundary.

The fully fenced backyard is not only perfect for families, but also for your beloved four-legged companions. Rest easy knowing that your children and pets can roam freely and safely within this secure space. It's so convenient to all the amenities. It is walking distance to Coromandel Town shops, cafes and school.

There are lots of opportunities to add your own touches to enhance this already attractive property. There are not many properties on the market at this price, so be quick.

Call me today

25A Frederick Street Coromandel

Price:	Asking Price \$565,000
Land Area:	491m ²
Floor Area:	101m ²
Rates:	\$4520

View Online:

<https://properties.teamcoro.co.nz/property/25a-frederick-street-coromandel/>

Open Homes:

Contact **Rob** for viewing times

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Coromandel Licensed REAA (2008)

the network.



**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 **SA54A/505**
Land Registration District **South Auckland**
Date Issued 02 November 1994

Prior References
SA13A/334

Estate Fee Simple
Area 491 square metres more or less
Legal Description Lot 2 Deposited Plan South Auckland
67399

Registered Owners
Blair Stephen Dance and Rebecca Mary Joan Greenhill

Interests

Subject to a right of way over parts marked A on DPS 67399 specified in Easement Certificate B237444.2 - 2.11.1994 at 2.35 pm

Appurtenant hereto are rights of way specified in Easement Certificate B237444.2 - 2.11.1994 at 2.35 pm

The easements specified in Easement Certificate B237444.2 are subject to Section 243 (a) Resource Management Act 1991
10621565.2 Mortgage to Kiwibank Limited - 25.11.2016 at 10:39 am

Guaranteed Search Copy Dated 01/04/22 10:59 am, Page 2 of 2
Register Only

EASEMENT CERTIFICATE

(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein).

B237444-2 EC

I, **ELIZABETH CARMEN DANIELS** of Coromandel, Mother

being the registered proprietor of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at **South Auckland** on the **19 94** day of **December** under No. **BPS67399** are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE

DEPOSITED PLAN NO. S67399

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
Right of Way	Lot 2	(A)	Lots 1 and 3	13A/334
Right of Way	Lot 1	(B)	Lots 2 and 3	13A/334
Right of Way	Lot 3	(C)	Lots 1 and 2	13A/334

N.B. On no account should this margin be used

N.B. On no account should this margin be used

EASEMENT CERTIFICATE

IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein.

Correct for purposes of the Land Transfer Act

(Solicitor for) the registered proprietor

The within easements when created will be subject to Section 243(a) Resource Management Act 1991

AKR.

N.B. On no account should this margin be used

N.B. On no account should this margin be used

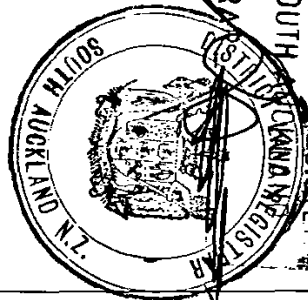
Particulars entered in the Register as shown in the schedule of land herein on the date and at the time stamped below

District Land Registrar
Assistant
of the District of

2.35 02 NOV 94 B 237444.2
PARTICULARS ENTERED IN REGISTER
LAND REGISTRY SOUTH ISLAND
LAST LAND REGISTRAR

13A/334

55A/504
505
506



② Carried
\$25-

WILSON WRIGHT & CO
SOLICITORS
AUCKLAND



Rating Information Database

Property Details

Item	Details
Assessment Number	122022
Valuation Number	04851-40101
Legal Description	LOT 2 DPS 67399
Situation Address	25A Frederick Street Coromandel
Region	COROMANDEL
Land Area	491m ² (0.0491 Ha)
Title	CT-54A/505
Land Value	\$250,000.00
Improved Value	\$255,000.00
Capital Value	\$505,000.00

Current Rates 2025/2026

Rate Type	Factor Value	Rate	Amount
Coromandel Water Loan	322.54000000		\$322.54
District Transportation & Building Control	505000	0.00017300	\$87.37
General Rate Residential	250000	0.00088500	\$221.25
Solid Waste Collection - Coromandel/Colville	1	361.25000000	\$361.25
Stormwater Coro - Value Based	255000	0.00010400	\$26.52
Stormwater Coromandel - SUIP	1	118.61000000	\$118.61
Uniform Annual General Charge	1	709.03000000	\$709.03
Wastewater Residential	1	1252.58000000	\$1252.58
Water Serviced/Metered	1	577.73000000	\$577.73
Works & Services Farm/Hort/Rural/Res/Islands	1	340.10000000	\$340.10
Works & Services Residential	250000	0.00044800	\$112.00
Total:			\$4128.98

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.

Valuation number	0485140101
Assessment number	2231269
Property location	25 A Frederick Street Thames-Coromandel District
Land value (LV)	\$250,000.00
Capital value (CV)	\$505,000.00
Previous land value (LV)	\$0.00
Previous capital value (CV)	\$0.00
Area (Ha)	0.0491
Property category	Residential-Dwelling-1950's-average
Improvements <u>(KEY)</u>	DWG OI
Legal property description	
LOT 2 DPS 67399	

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)
Urban Public Transport Services	indirect benefit (Thames-Coromandel) Flat Rate	0.00000001	CV	505000	\$0.01
Urban Public Transport Services	direct benefit (Thames-Coromandel) Flat Rate	0.00000001	CV	505000	\$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 FlatRate	0.00022213	CV	505000	\$112.18
Total					\$112.18

Passenger Transport	Regional Unserviceable UR	11.00	Fixed	1	\$11.00
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	505000	\$18.32
Coromandel Peninsula Coromandel Zone	Catchment (per property) UR	44.95	Fixed	1	\$44.95
Total					\$63.27
Coromandel Peninsula Coromandel Township	Coromandel Township Maintenance FltRate	0.00007429	CV	505000	\$37.52
Coromandel Peninsula Coromandel Township	Coromandel Township Indirect (capital) FltRate	0.00000077	CV	505000	\$0.39
Total					\$37.91
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	505000	\$32.11
Total					\$32.11

Total Rates

\$391.50

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

To do another search, click Previous, enter new search criteria in one of the Address, Valuation or Assessment number search options

[Previous](#)

8.5m

11.1m

House

2

from
118. Queenst

(Area

95m²)

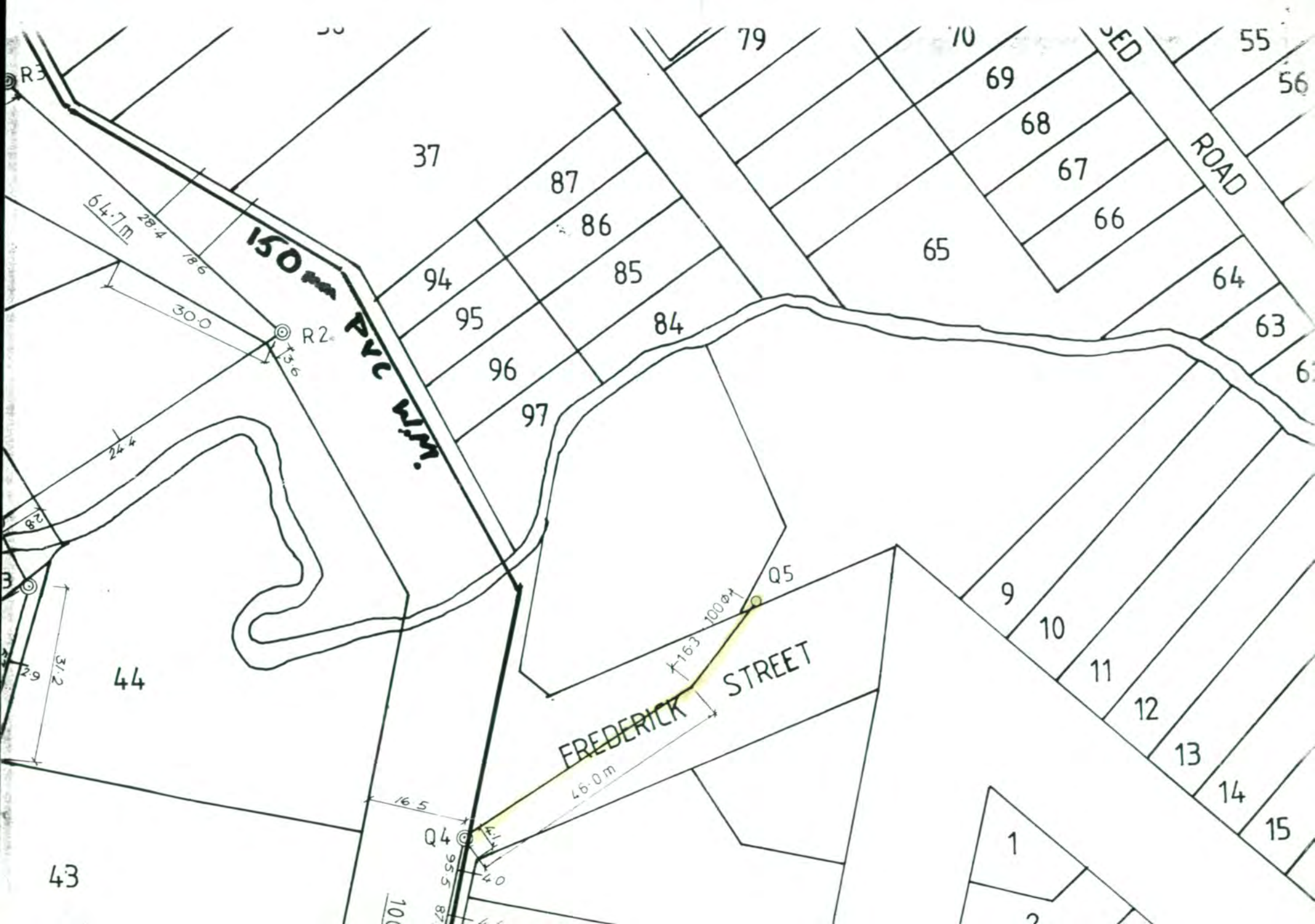
5.55

Scale
1-1000

NOTING ADDRESS

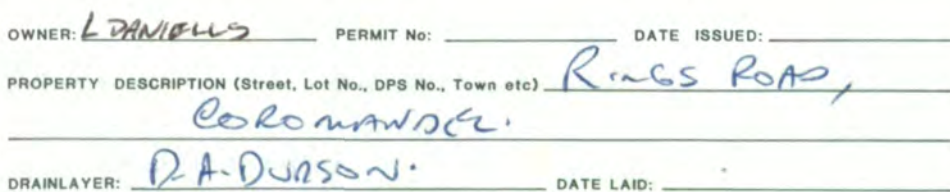
118 QUEEN STREET.

SINGLE-STORY WITH TILE ROOF (32°). MASONARY FOUNDATION
YALUS, WEATHER BOARD CLADDING.



Show all property boundaries (front, side, rear) outline of all buildings, all sanitary plumbing fittings, all sanitary drains, inspection fittings (with depths) septic tanks, effluent disposal systems, sewer connections, stormwater drains

MARK SANITARY DRAINS IN RED - STORMWATER DRAINS IN GREEN



Summary of Drainage Requirements

SEPTIC TANKS:

1. CONSTRUCTION:

Measurements of a standard septic tank are as follows:—

Length	2550 mm, 8' 6" (Inside)	Walls and Floor	100 mm, 4" min.
Width	800 mm, 2' 8" (Inside)	Liquid Depth	1050 mm, 3' 6"
Air Space	225 mm, 9" minimum	Capacity	2250 litres

Tanks must be poured in situ or approved pre-cast — only certain tanks have received approval so enquire from the DISTRICT INSPECTOR before ordering a pre-cast tank — NO CONCRETE BLOCK TANKS ARE PERMITTED.

2. SITING:

The Drainage and Plumbing Regulations 1978 require that:

- (1) No sewage tank and no disposal system of any sewage tank shall be installed within 3 metres of any dwelling, or of any public building, or of any shop, schoolroom, office, factory, workshop, workplace, or other building in which persons are employed, or any room used for the manufacture, preparation, storage or sale of food for human consumption, or within 1.5 metres of the boundary of any premises. No sewage tank shall be installed in any place where, in the opinion of the engineer, it is likely to create a nuisance or where there are no approved means for the disposal of effluent.
- (2) NO SEWAGE TANK SHALL BE INSTALLED WHERE A PUBLIC SEWAGE SYSTEM IS AVAILABLE. C.P. 44, published by the NZ Standards Association, which is the Code of Recommended Practice for the Disposal of Effluent from Household Septic Tanks states:—
"A sub-soil disposal field, or seepage pit, should not be located within 30 metres of a stream, or within an area where a watercourse or any other source of water supply may be polluted or contaminated."

3. EFFLUENT DISPOSAL:

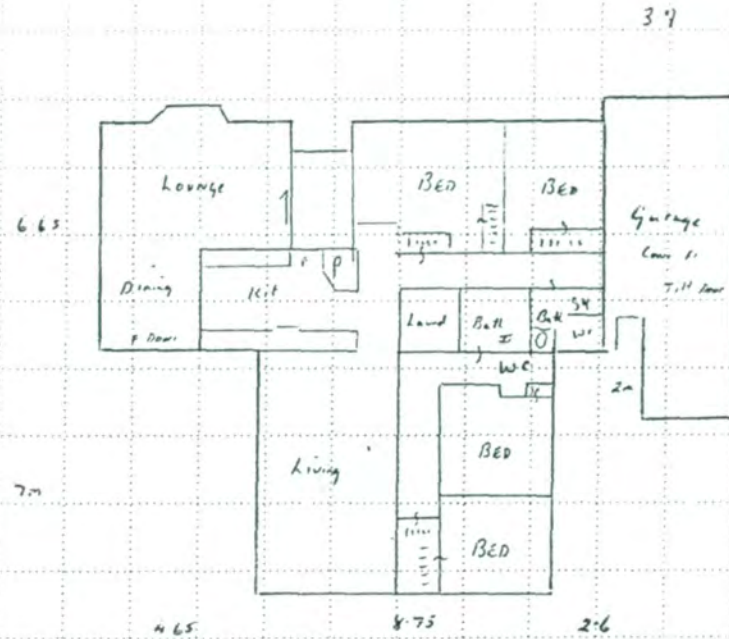
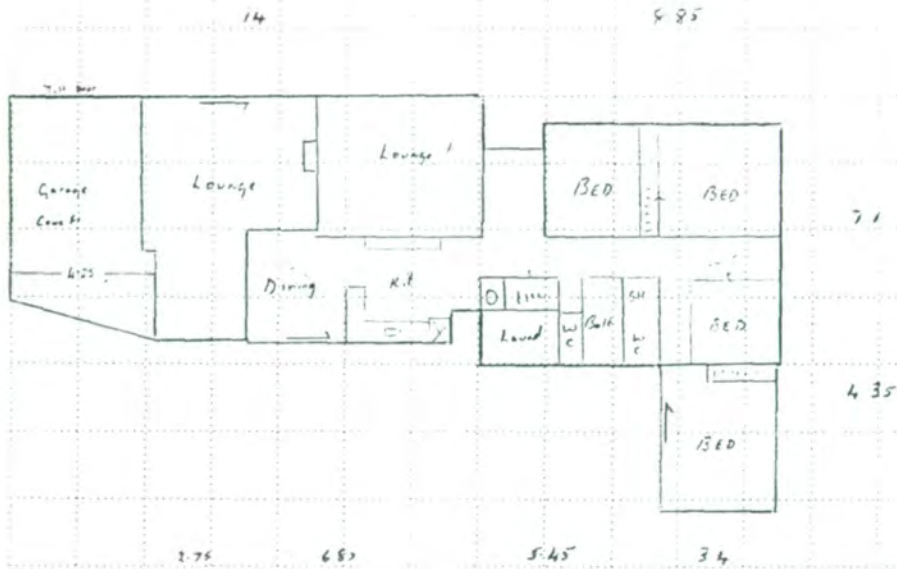
- (a) Refer to siting requirements in 2 above.
- (b) Soil soakage conditions may not be suitable for septic tank installation in some areas — tests may be required — INQUIRE FIRST.
- (c) Effluent disposal in sandy areas — specifications available on request.
- (d) Disposal of effluent from septic tanks is usually to irrigation trenches containing metal and field tiles with an overlay of polythene over the metal before backfilling takes place. Other disposal methods, such as seepage pits and deep bores, are used in certain locations, but the advice of the District Inspector should be sought and approval obtained in all cases where the installation of a septic tank is proposed.

4. GENERAL:

The District Inspector may refuse a permit if he is of the opinion that the age or condition of the building, or the use to which the building or fitting is to be put, does not justify the issue of a permit.
ENSURE THAT A PERMIT HAS BEEN ISSUED BEFORE COMMENCING WORK.
ALSO THAT ONLY REGISTERED TRADESMEN CARRY OUT THE WORK.

M. H. BRIDGMAN
"Engineer" under Drainage and Plumbing Regulations 1978.

CONDITIONS

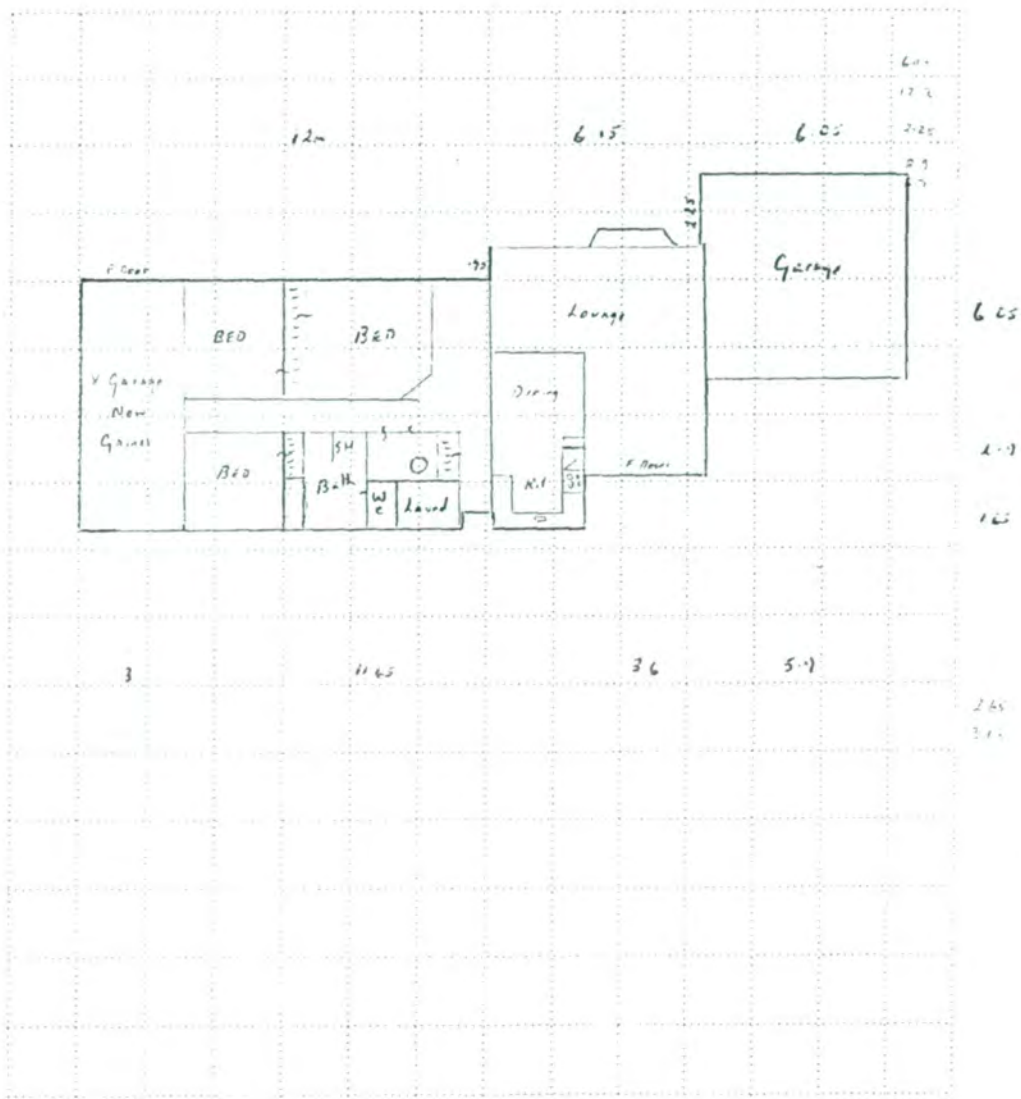


Ref. No.
Building Area

C.V.

I.V.

V.I.

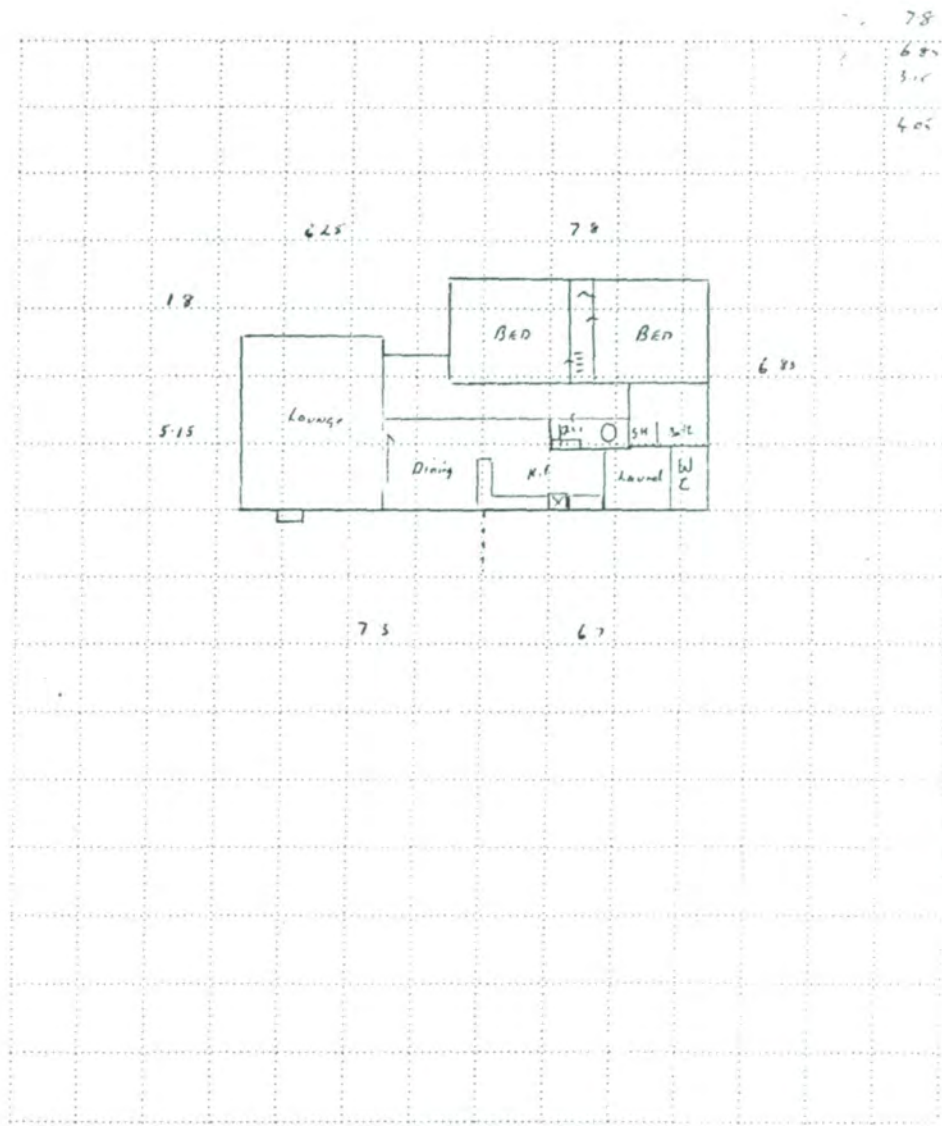


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Building Area

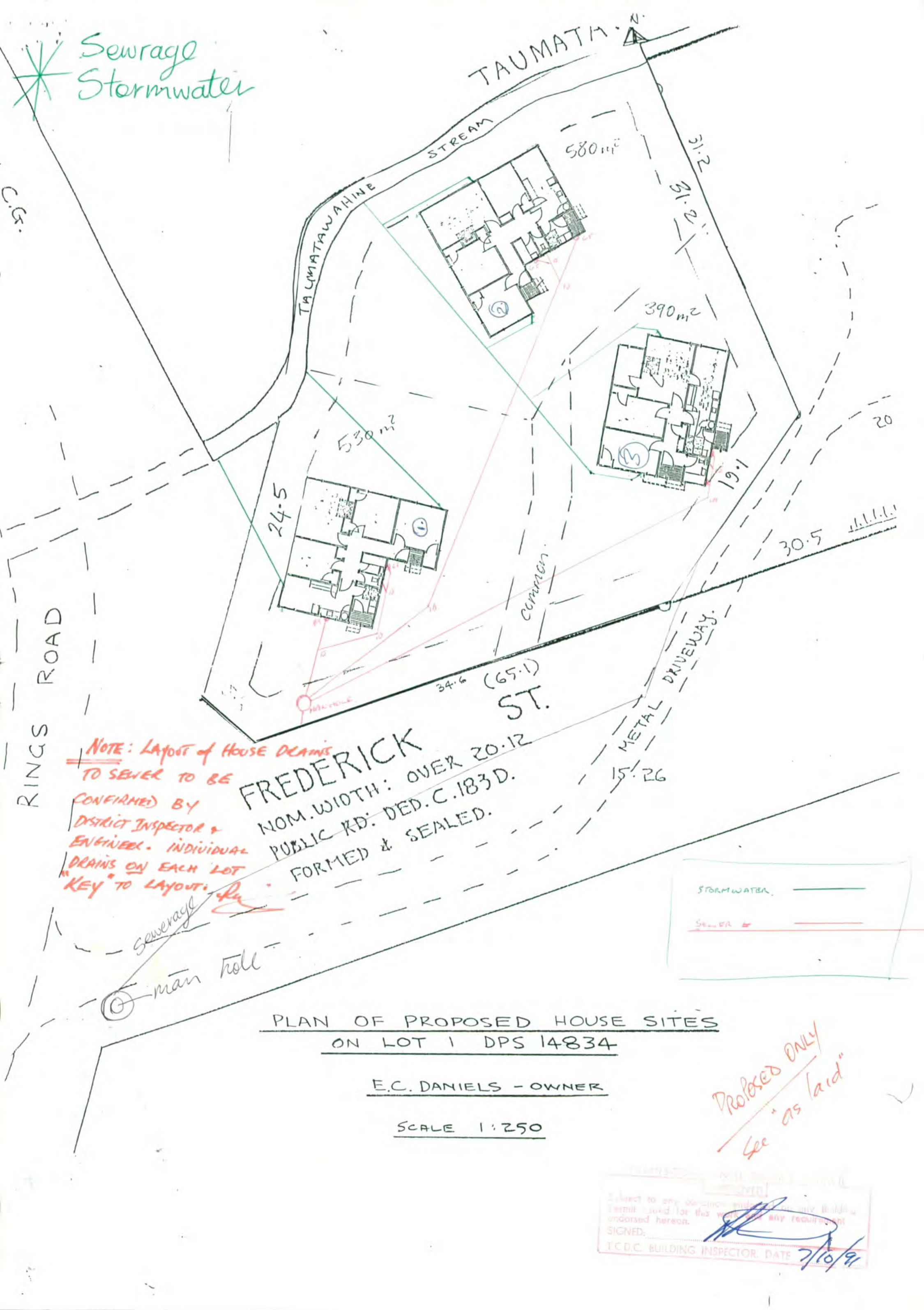
C.V.

I.V.

V.I.



Sewrage
Stormwater



RINGS ROAD

TAUMATHA

STREAM

TAUMATAHINE

580m²

390m²

530m²

24.5

COMMON

34.6 (65.1)
ST.

METAL DRIVEWAY
15.26

30.5

20

NOTE: LAYOUT OF HOUSE DRAINS
TO SEWER TO BE
CONFIRMED BY
DISTRICT INSPECTOR &
ENGINEER. INDIVIDUAL
DRAINS ON EACH LOT
"KEY" TO LAYOUT.

FREDERICK

NOM. WIDTH: OVER 20.12
PUBLIC RD: DED. C.183D.
FORMED & SEALED.

sewerage
man hole

STORMWATER
SEWER

PLAN OF PROPOSED HOUSE SITES
ON LOT 1 DPS 14834

E.C. DANIELS - OWNER

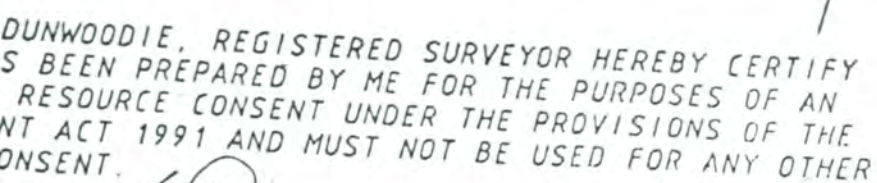
SCALE 1:250

PROPOSED ONLY
see "as laid"

Subject to any conditions imposed by any Building
Department for this work and any requirements
SIGNED: [Signature]
T.C.D.C. BUILDING INSPECTOR, DATE 3/10/91

LIBBY DANIELS R58468.

2
DPS 14834



VT. *[Signature]* 23/1/92 REGISTERED SURVEYOR

PROPOSED SUBDIVISION OF

LOT 1 DPS 14834

E. C. DANIELS - OWNER

M. J. DU
REGISTERED SURVEYOR
516 POLLEN ST.

LOCAL BODY: TH
SURVEY BLK &
SOUTH AUCKLAND

SCALE: 1:300