



9 Adlor Hill Road Coromandel

The Network Licensed REAA 2008



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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 SA3B/837
Land Registration District South Auckland
Date Issued 06 August 1964

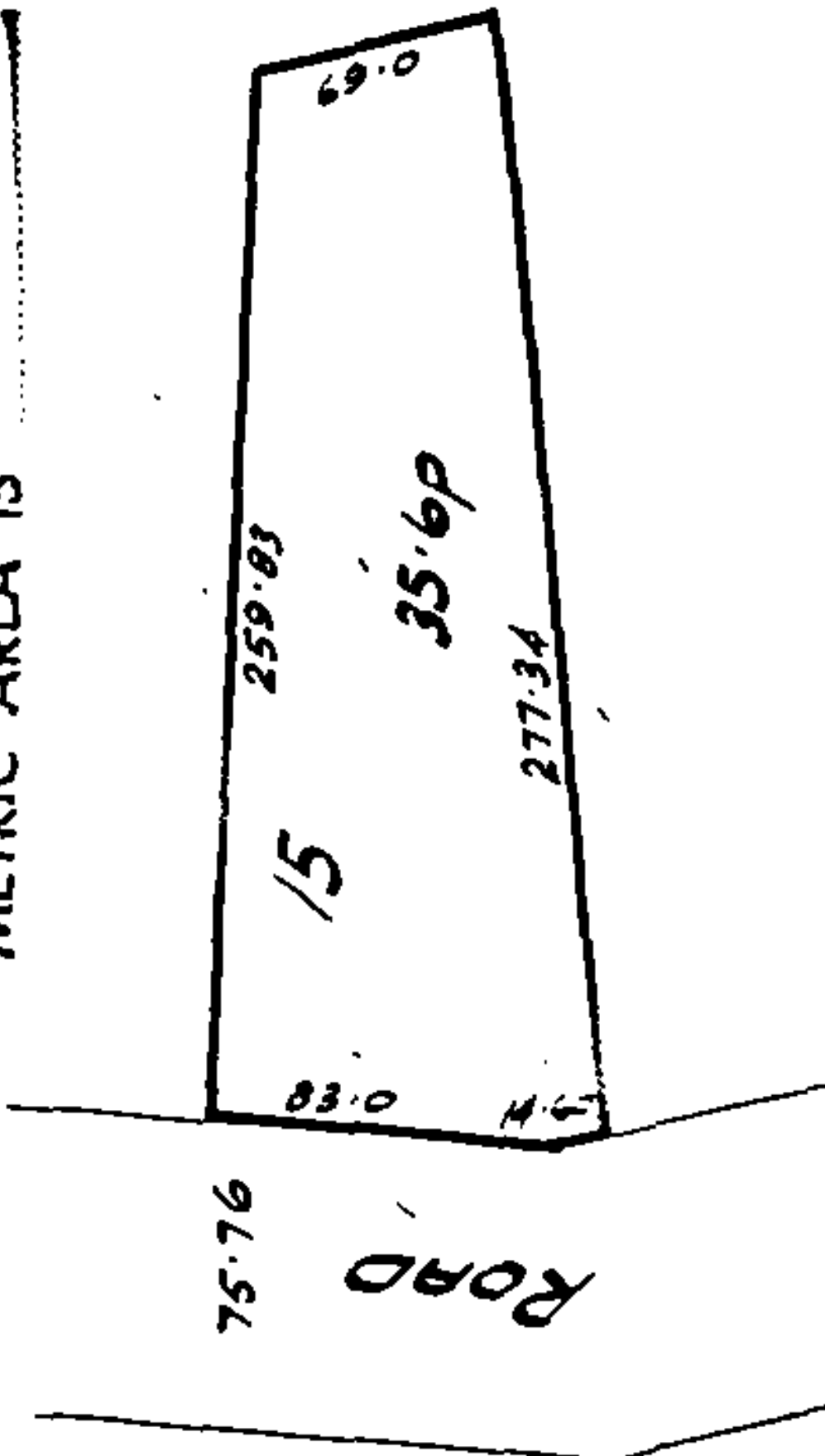
Prior References
SA2018/15

Estate Fee Simple
Area 900 square metres more or less
Legal Description Lot 15 Deposited Plan South Auckland
6917

Registered Owners
Rebekah Frances Wharerangimarie Green and Steve Alan Derig

Interests
S189937 Building Line Restriction
Subject to Section 8 Coal Mines Amendment Act 1950
12821471.2 Mortgage to ANZ Bank New Zealand Limited - 2.10.2023 at 2:05 pm

METRIC AREA IS





Bach & Mooring at Port Charles

Meet the perfect bach in iconic Port Charles. This little gem is well-built, charming, and even includes a mooring at Little Sandy Bay! The property is timeless in features and practical throughout, with an open-plan kitchen and living area that leads out to decking to make the most of outdoor BBQs and the natural surroundings. Elevated to be amongst the trees, the surrounding bush and birdlife is exceptional and the vista here is truly unique. A separate garage provides storage for all the water toys, fishing, and diving gear. Port Charles is an exceptional location if you have a love of the outdoors or are looking for a perfect place to park up for the summer and make the most of all it has to offer.

9 Adlor Hill Road Coromandel

Price: Enquiries Over \$540,000
Land Area: 900m²
Floor Area: 59m²
Rates: \$2246
Rateable value: \$495000 on 2023-06-30

View Online:

<https://thenetwork.co.nz/property/9-adlor-hill-road-coromandel-1/>

Open Homes:

Contact Becks or Rob for viewing times

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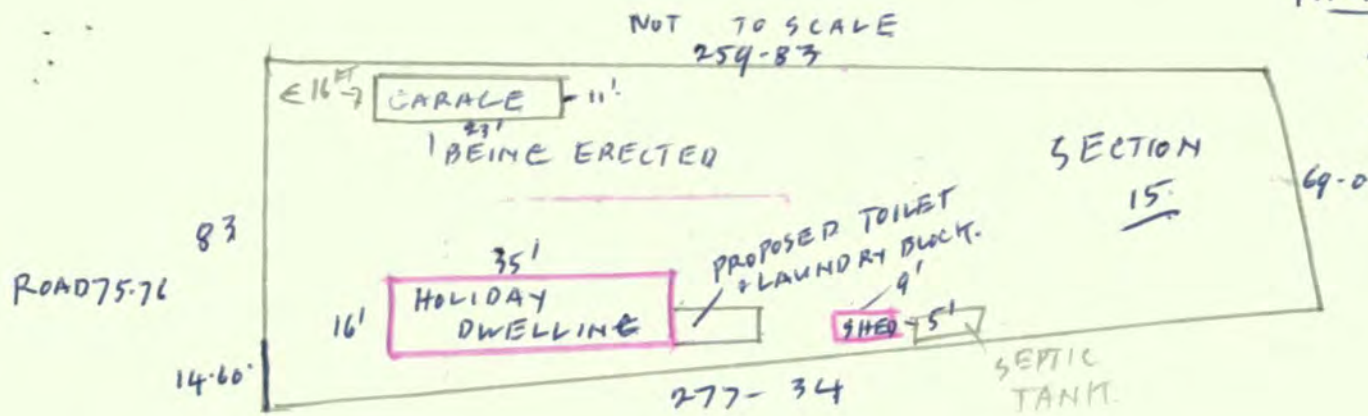
E: becks@teamcoro.co.nz

Rob Keatley

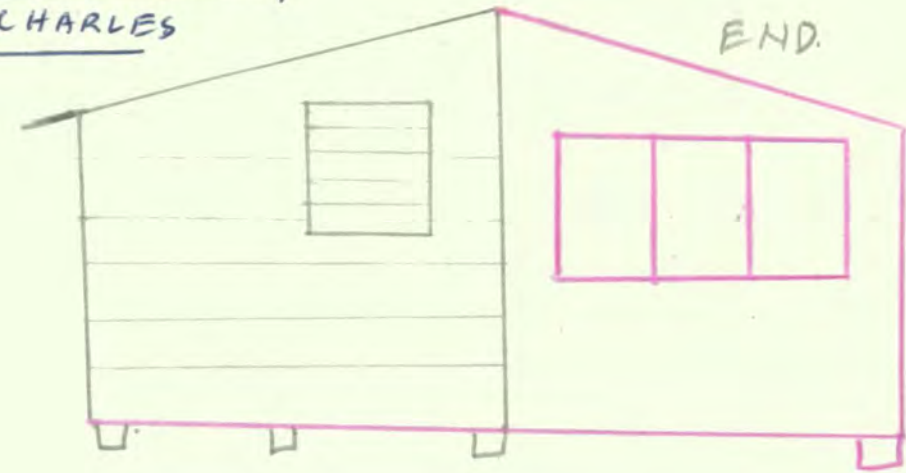
M: 0275 777 424

E: rob.keatley@trinitynetwork.co.nz

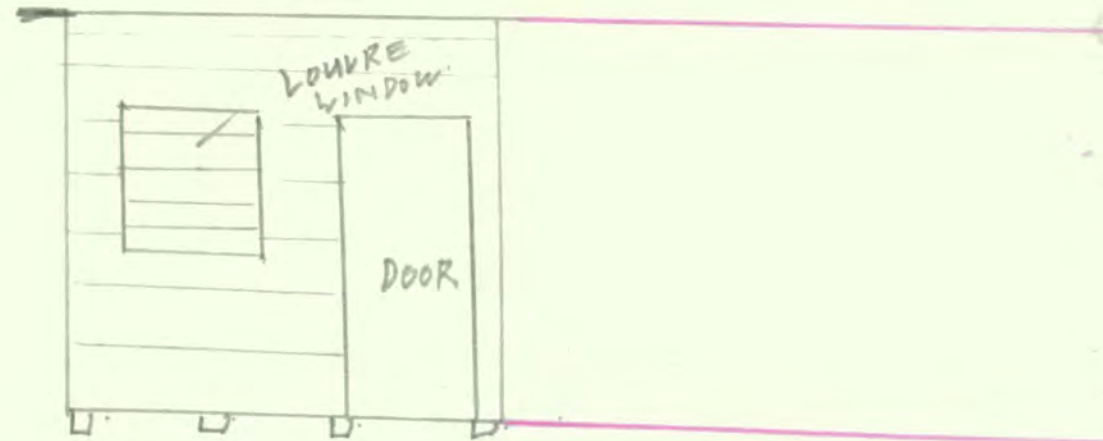
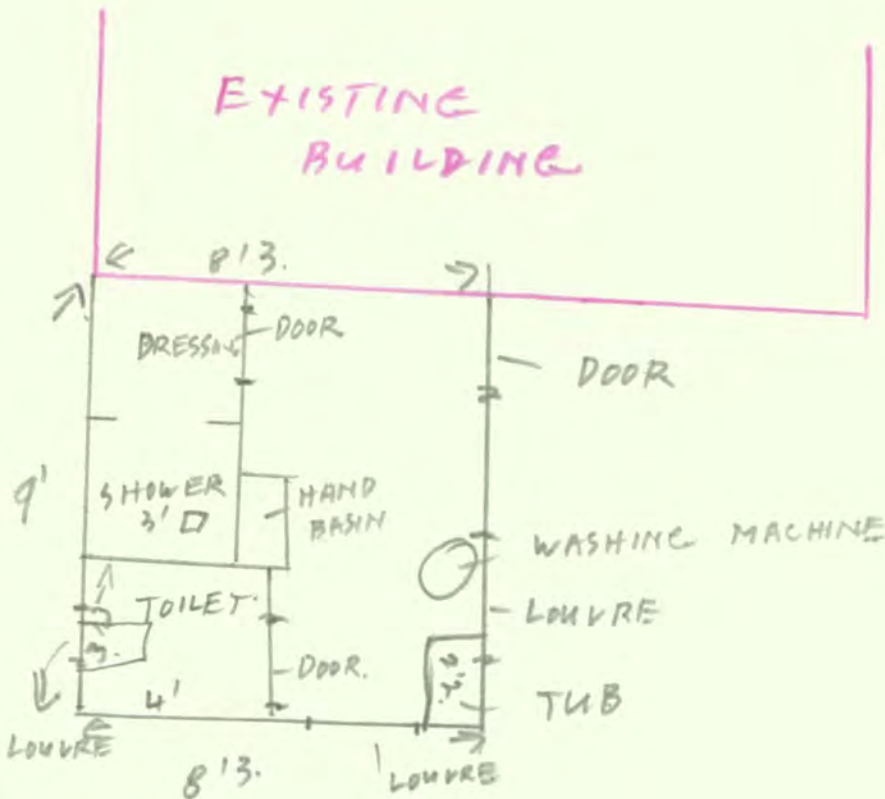




MRS. M. D. BROWN
LITTLE SANDY BAY
PORT CHARLES



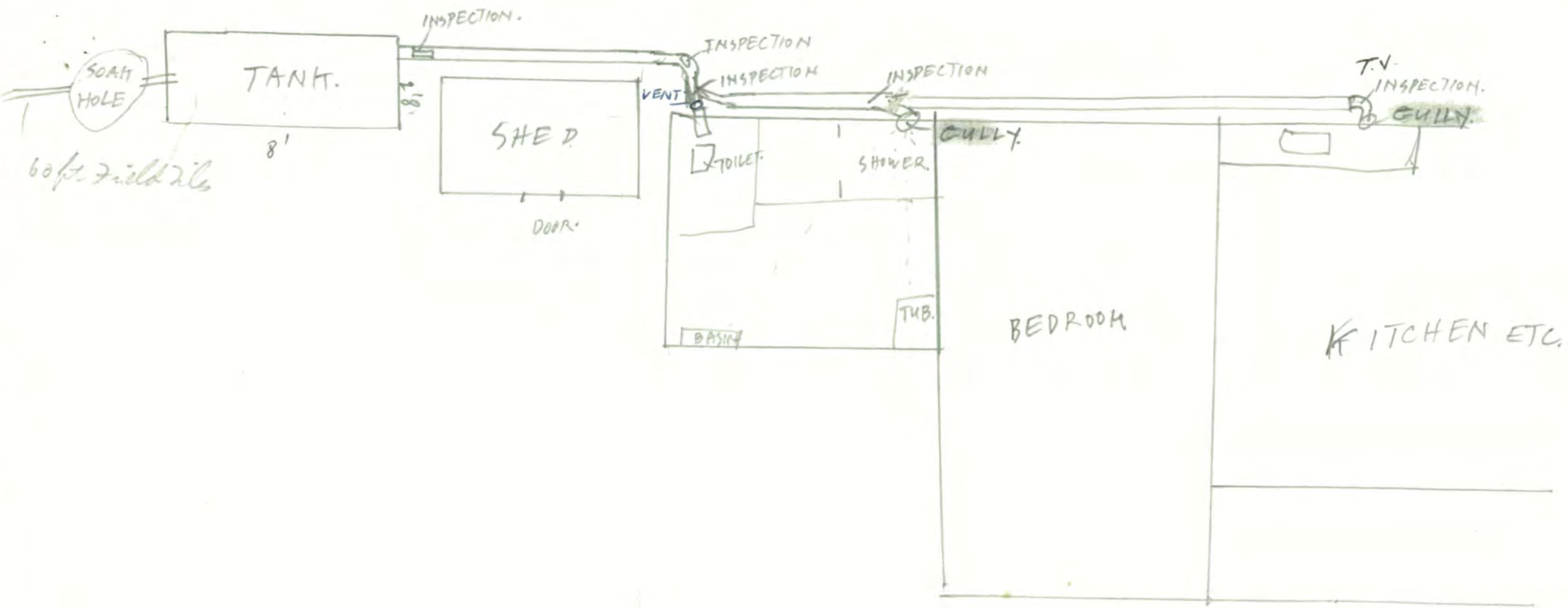
EXISTING BUILDINGS
PROPOSED LAUNDRY.



SPECIFICATIONS

BLOCKS	PRECAST CONCRETE
BEARERS	4x3 TAN PINE 4' CENTRES
FLOOR JOISTS	6x2 " " 3' CENTRES
FLOORING	4x1 TBC " "
FRAME	4x2 " " 18" CENTRES
INT. PARTITIONS	3x2 " " 18" CENTRES
RAFTERS	4x2 " "
PERLINS	3x2
WEATHER BOARD	9x1 DRESSED TAN PINE

LINING	GIBRALTAR BOARD
CEILINGS	" "
WINDOWS	LOUVRE
SPOUTING	CALVANISED IRON.
ROOF	





Rating Information Database

Property Details

Item	Details
Assessment Number	100055
Valuation Number	04790-36000
Legal Description	LOT 15 DPS 6917
Situation Address	9 Adlor Hill Road Port Charles
Region	PORT CHARLES
Land Area	900m ² (0.09 Ha)
Title	CT-3B/837
Land Value	\$300,000.00
Improved Value	\$195,000.00
Capital Value	\$495,000.00

Current Rates 2025/2026

Rate Type	Factor Value	Rate	Amount
District Transportation & Building Control	495000	0.00017300	\$85.64
General Rate Residential	300000	0.00088500	\$265.50
Solid Waste Collection - Coromandel/Colville	1	361.25000000	\$361.25
Uniform Annual General Charge	1	709.03000000	\$709.03
Works & Services Farm/Hort/Rural/Res/Islands	1	340.10000000	\$340.10
Works & Services Residential	300000	0.00044800	\$134.40
Total:			\$1895.92

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.