



18 Captain Amodeo Road Coromandel

The Network Licensed REAA 2008



Becks Greenhill

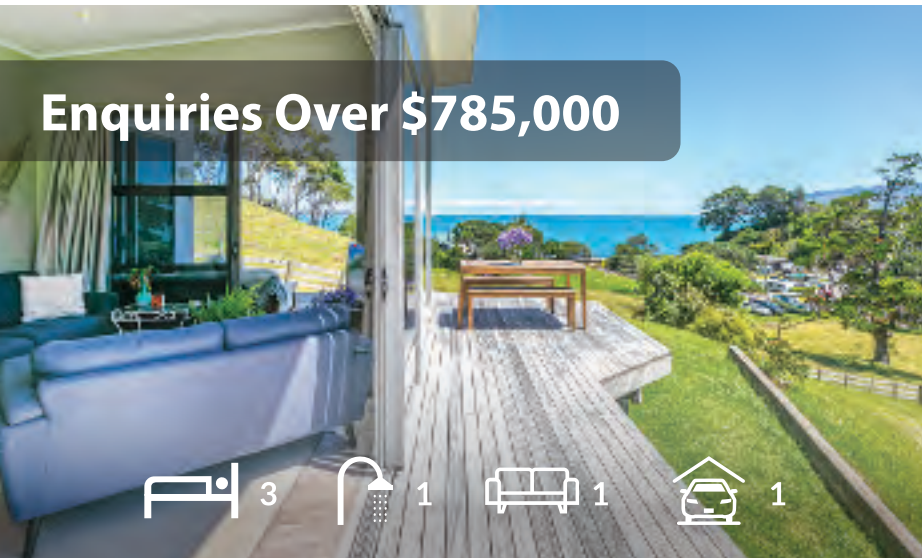
M: 021 069 4428

E: rebecca.greenhill@trinitynetwork.co.nz

www.trinityrealestate.co.nz

(em)powered by Trinity Real Estate

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Enquiries Over \$785,000



Priced for Spring Market!

Picture waking up to the Ocean at your feet. Perched with a commanding view of Amodeo Bay and beyond, your own sheltered and private sanctuary. This 3 bedroom dwelling was built in 2007 and offers you an easy retreat from your day on the water.

This is more than just a holiday home with many stylish design features. The extra height ceilings and stacker doors bring the outside in, creating a feeling of light and space with decking to make the most of the BBQ's and stunning sunsets.

The location itself lends this property to be unique opportunity in the short term rental market as well. It is minutes away from Amodeo Bay beach and boat ramp, a perfect spot for launching the boat, kayak or simply enjoying being by the water and relaxing in this incredibly beautiful setting. You'll be immersed in nature with the backdrop of bush and rural surrounds.

All within an easy distance to the vibrant Coromandel town and some of the best beaches on the peninsula.

18 Captain Amodeo Road Coromandel

Price: Enquiries Over \$785,000
Land Area: 658m²
Floor Area: 87m²
Rates: \$2610
Rateable value: \$820000 on 2023-06-30

View Online:

<https://thenetwork.co.nz/property/18-captain-amodeo-road-coromandel-2/>



Becks Greenhill

REAL ESTATE CONSULTANT

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W: www.trinityrealestate.co.nz



**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 SA48A/448
Land Registration District South Auckland
Date Issued 27 February 1991

Prior References
GN H141484

Estate Fee Simple
Area 658 square metres more or less
Legal Description Section 11B Block VIII Harataunga Survey
District and Defined On Survey Office Plan
13376

Registered Owners
Maria Sharon Dove

Interests

Subject to Section 27B State-Owned Enterprises Act 1986 (which provides for the resumption of land on the recommendation of the Waitangi Tribunal and which does not provide for third parties, such as the owner of the land, to be heard in relation to the making of any such recommendation)

Subject to Section 3 Petroleum Act 1937

Subject to Section 8 Atomic Energy Act 1945

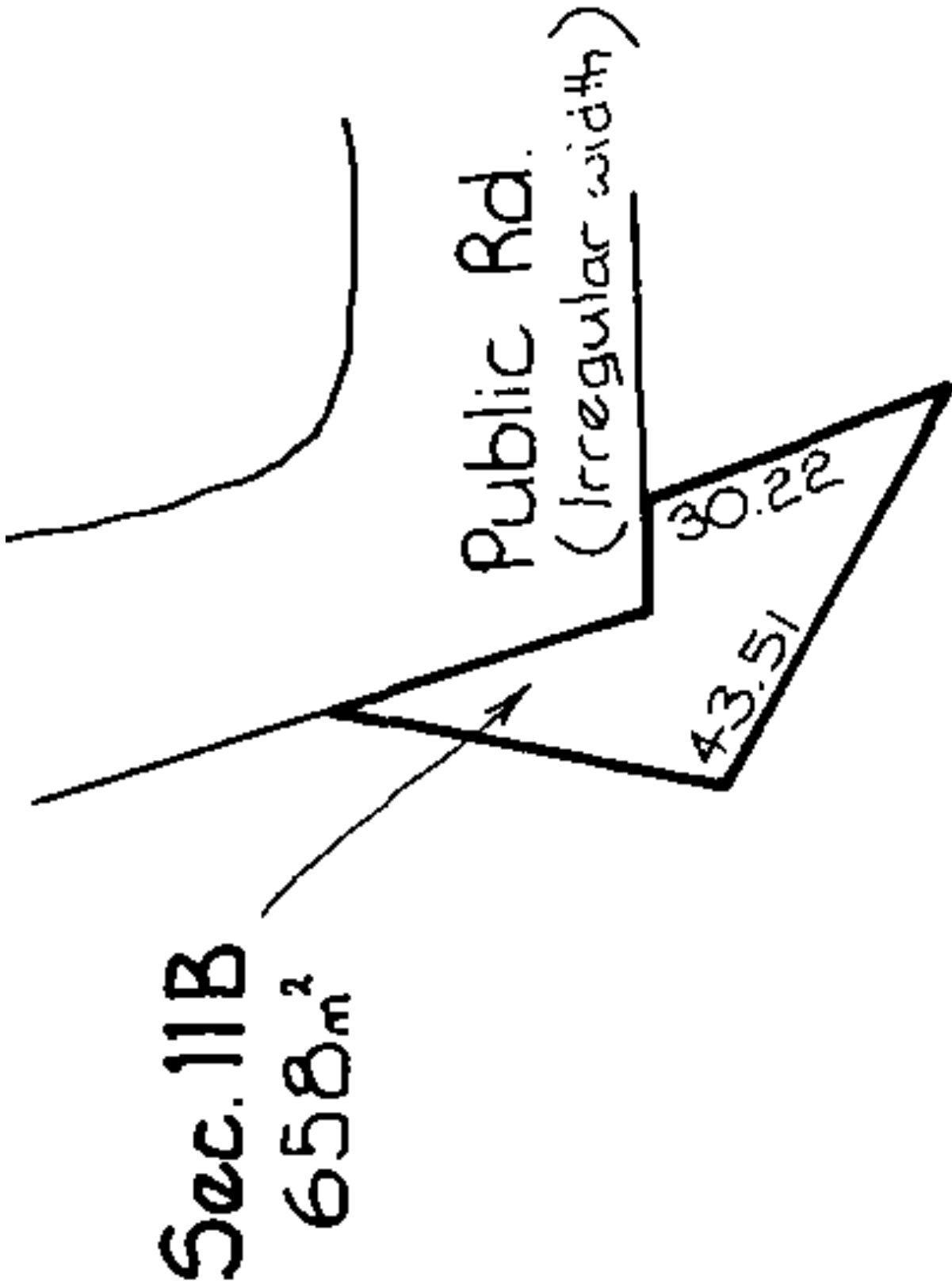
Subject to Section 3 Geothermal Energy Act 1953

Subject to Sections 6 and 8 Mining Act 1971

Subject to Sections 5 and 261 Coal Mines Act 1979

Subject to Part IV A Conservation Act 1987

11854135.3 Mortgage to Westpac New Zealand Limited - 18.9.2020 at 3:00 pm





View Instrument Details

Instrument Type	Mortgage
Instrument No	11854135.3
Status	Registered
Date & Time Lodged	18 September 2020 15:00
Lodged By	Bagnall, Anna

Affected Records of Title	Land District
SA48A/448	South Auckland

Mortgagors

Maria Sharon Dove

Mortgagees

Westpac New Zealand Limited

Share

Mortgage Details

Memorandum Number	2015/4325
Priority Amount \$	590,000.00 plus interest

This mortgage incorporates the provisions of the above memorandum registered pursuant to Section 209 of the Land Transfer Act 2017

Mortgagor Certifications

I certify that I have the authority to act for the Mortgagor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have the authority to act for the Mortgagee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Wayne Peter Richards as Mortgagor Representative on 17/09/2020 09:44 AM

*** End of Report ***



View Instrument Details

Instrument Type	Transfer
Instrument No	11854135.2
Status	Registered
Date & Time Lodged	18 September 2020 15:00
Lodged By	Bagnall, Anna

Affected Records of Title	Land District
SA48A/448	South Auckland

Transferors

Eva Ann-Charlott Wahlgren
Johan Thomas Wahlgren

Transferees

Maria Sharon Dove

Transferor Certifications

I certify that I have the authority to act for the Transferor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Rosemary Monique Sharp as Transferor Representative on 17/09/2020 12:38 PM

Transferee Certifications

I certify that I have the authority to act for the Transferee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

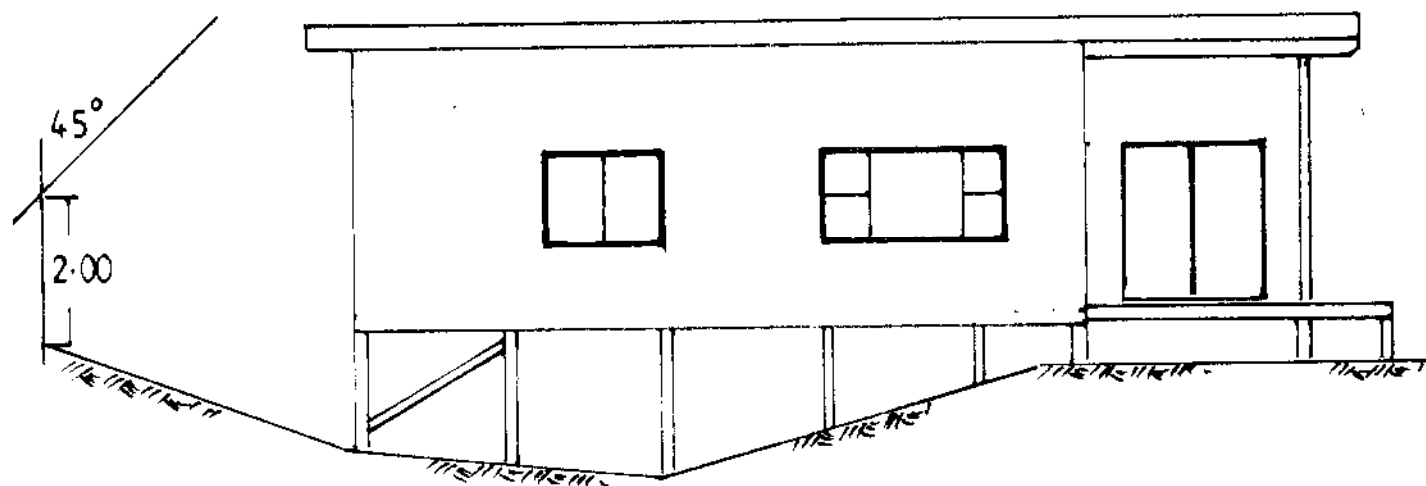
I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

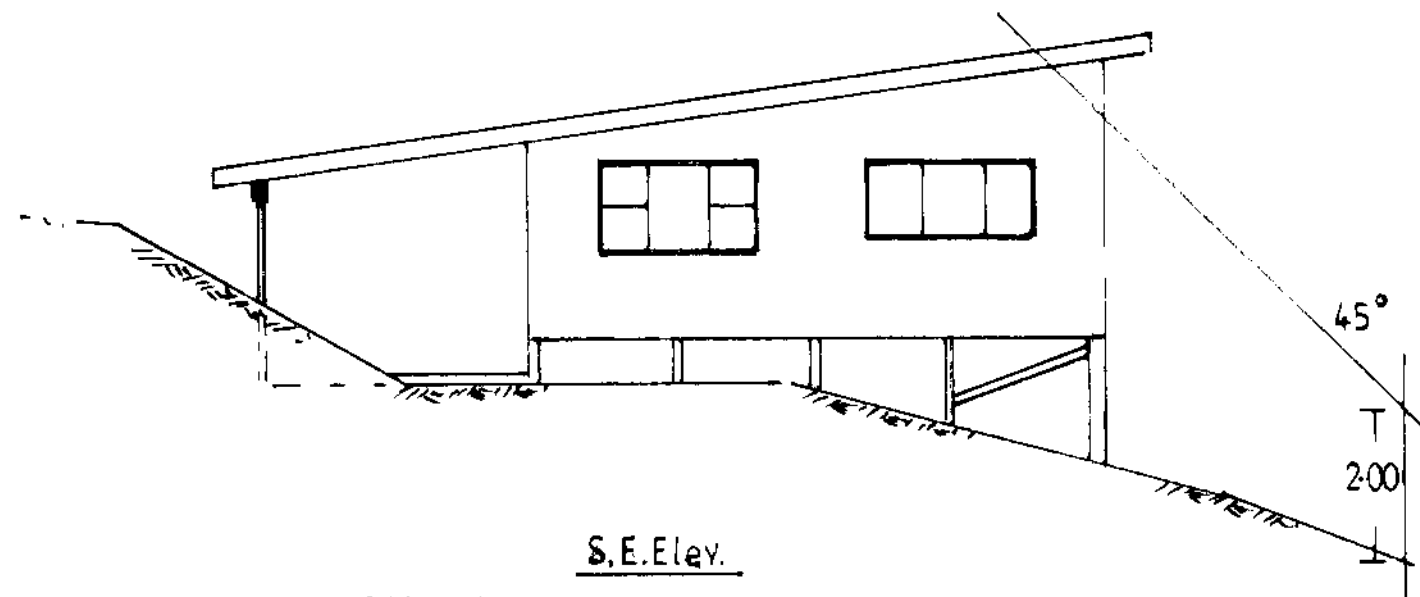
Signature

Signed by Wayne Peter Richards as Transferee Representative on 17/09/2020 09:44 AM

*** End of Report ***

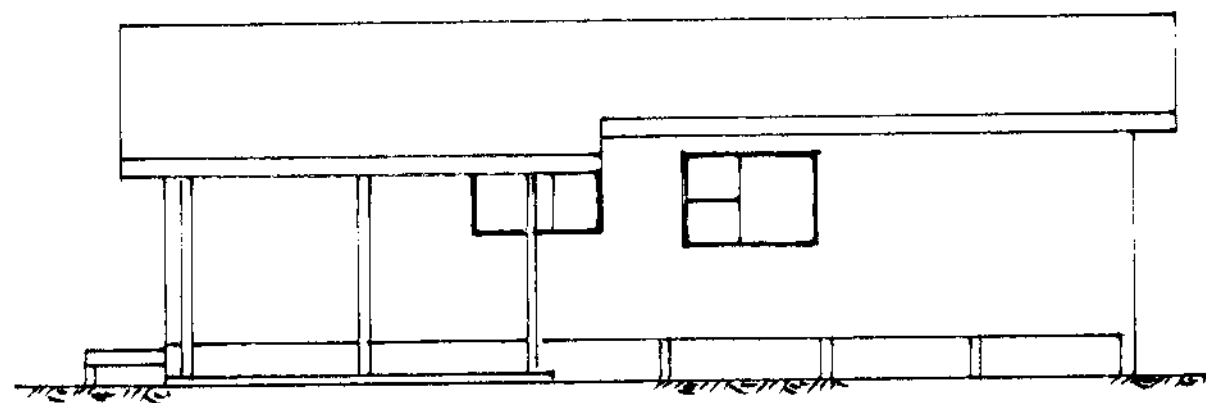
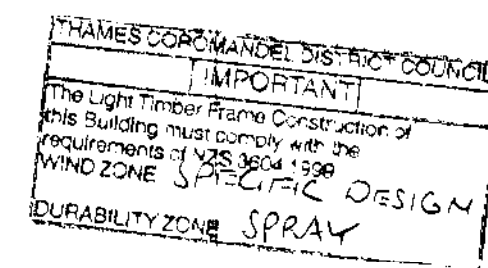


N.E. Elev.

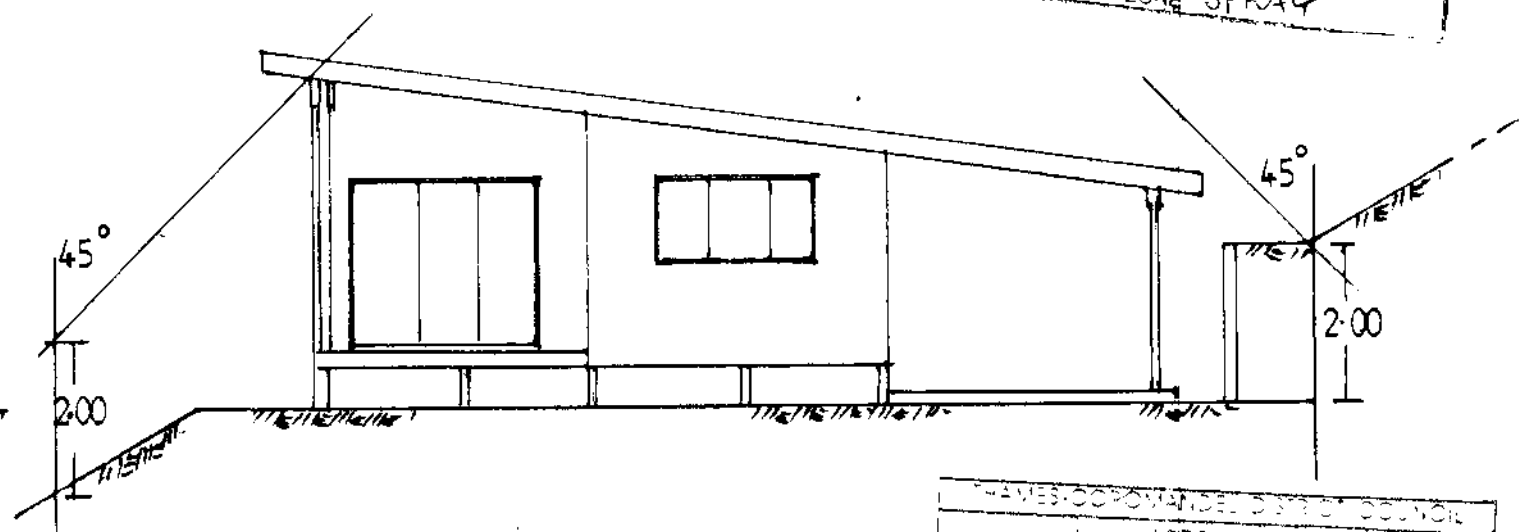


S.E. Elev.

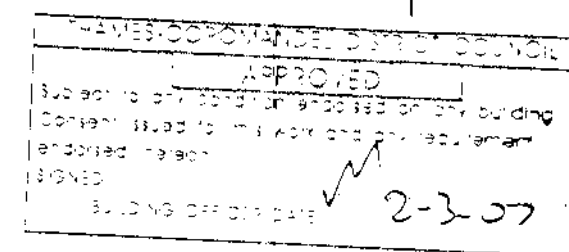
All aspects of this project, once completed, must comply with the consented documents.
No Code Compliance Certificate will be issued until this is achieved.



S.W. Elev.



N.W. Elev.



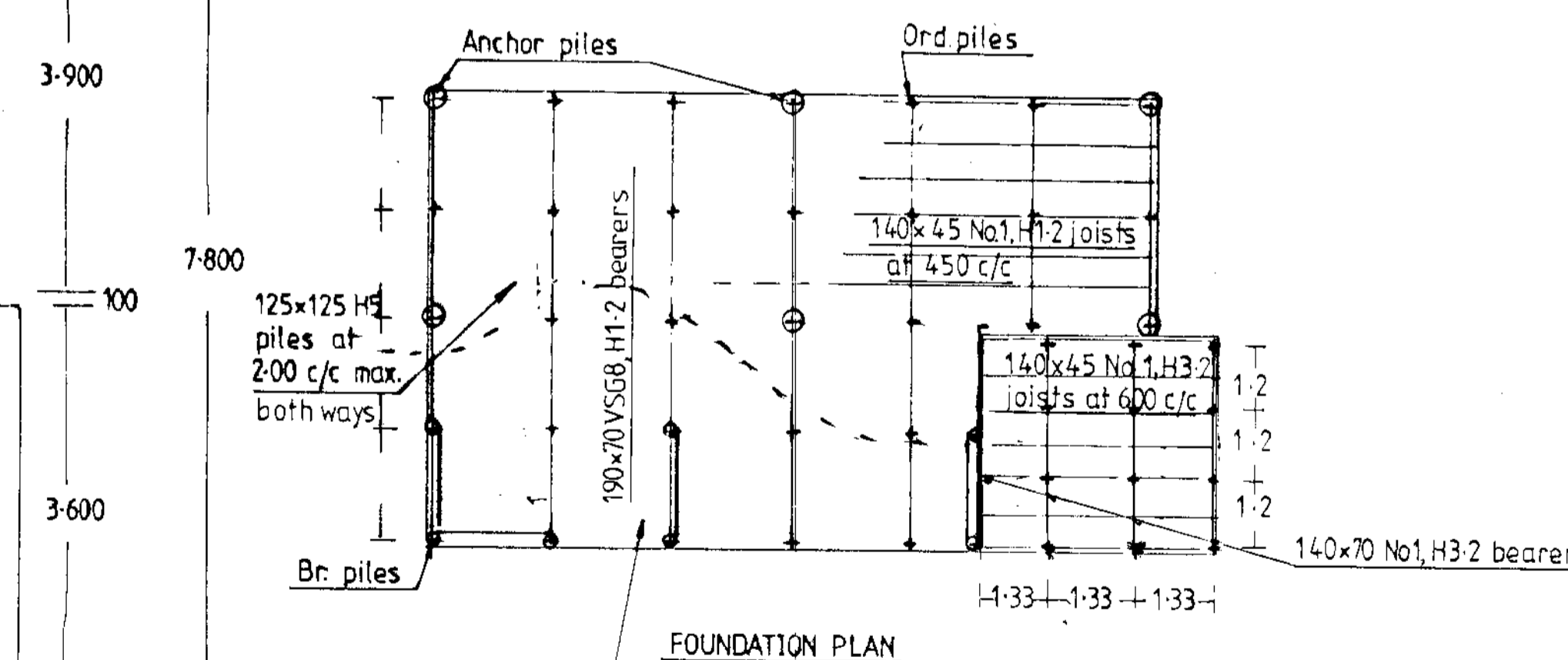
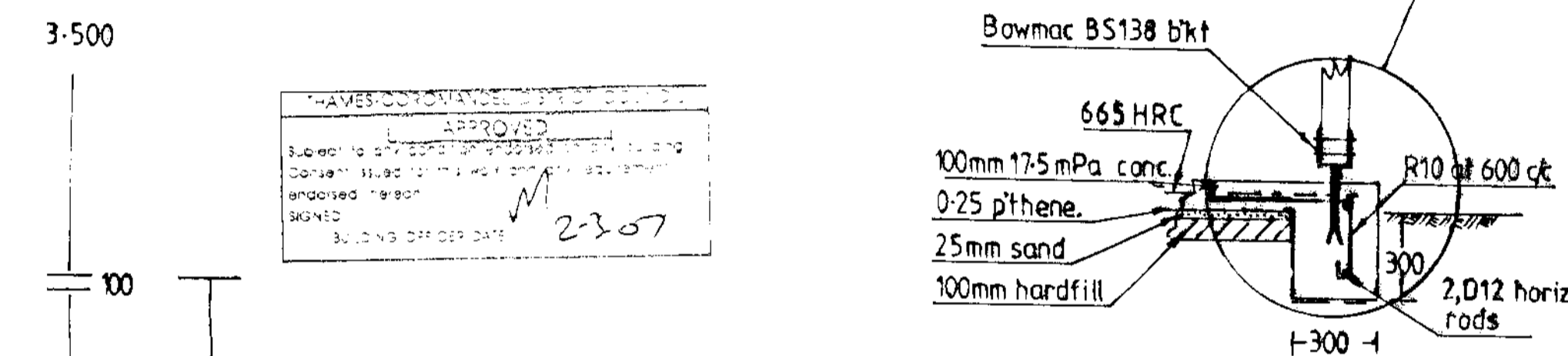
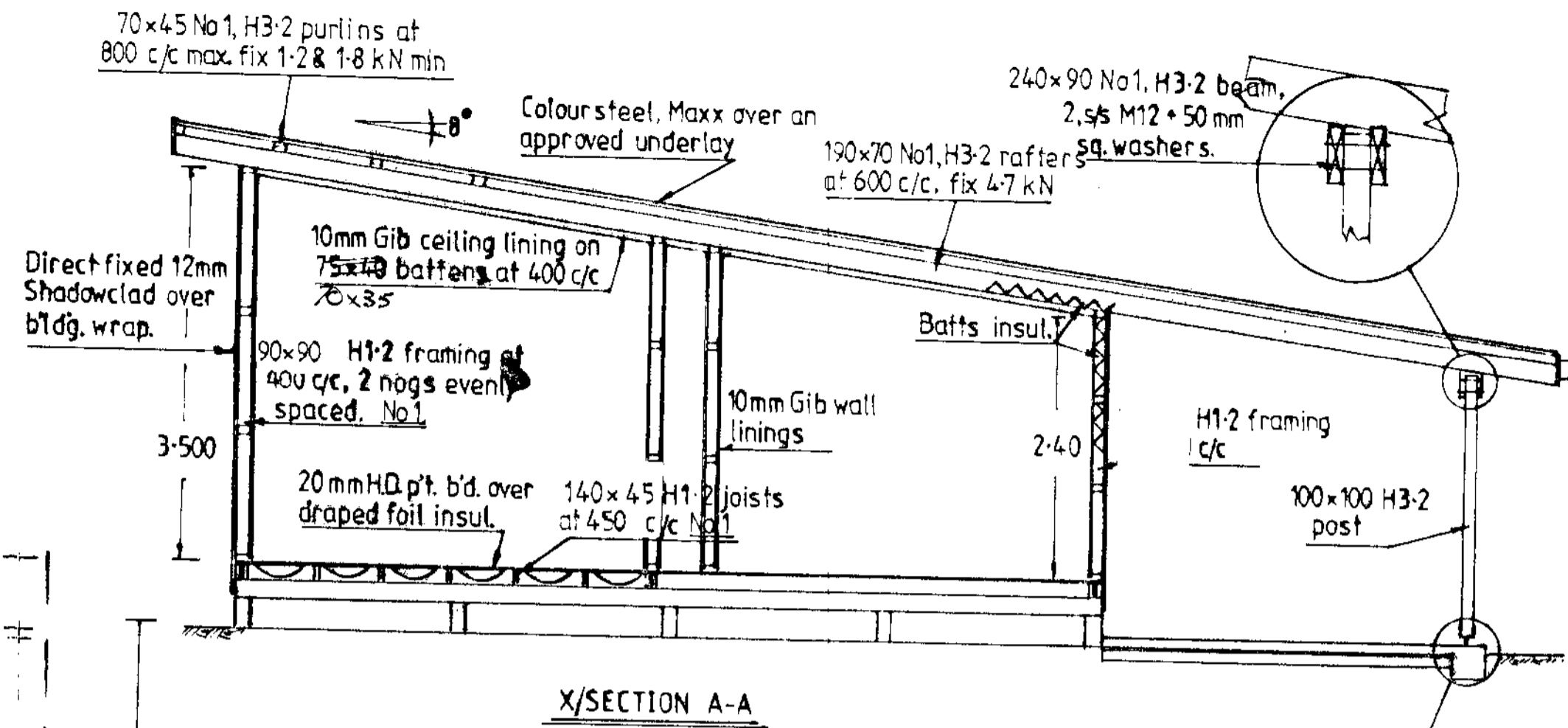
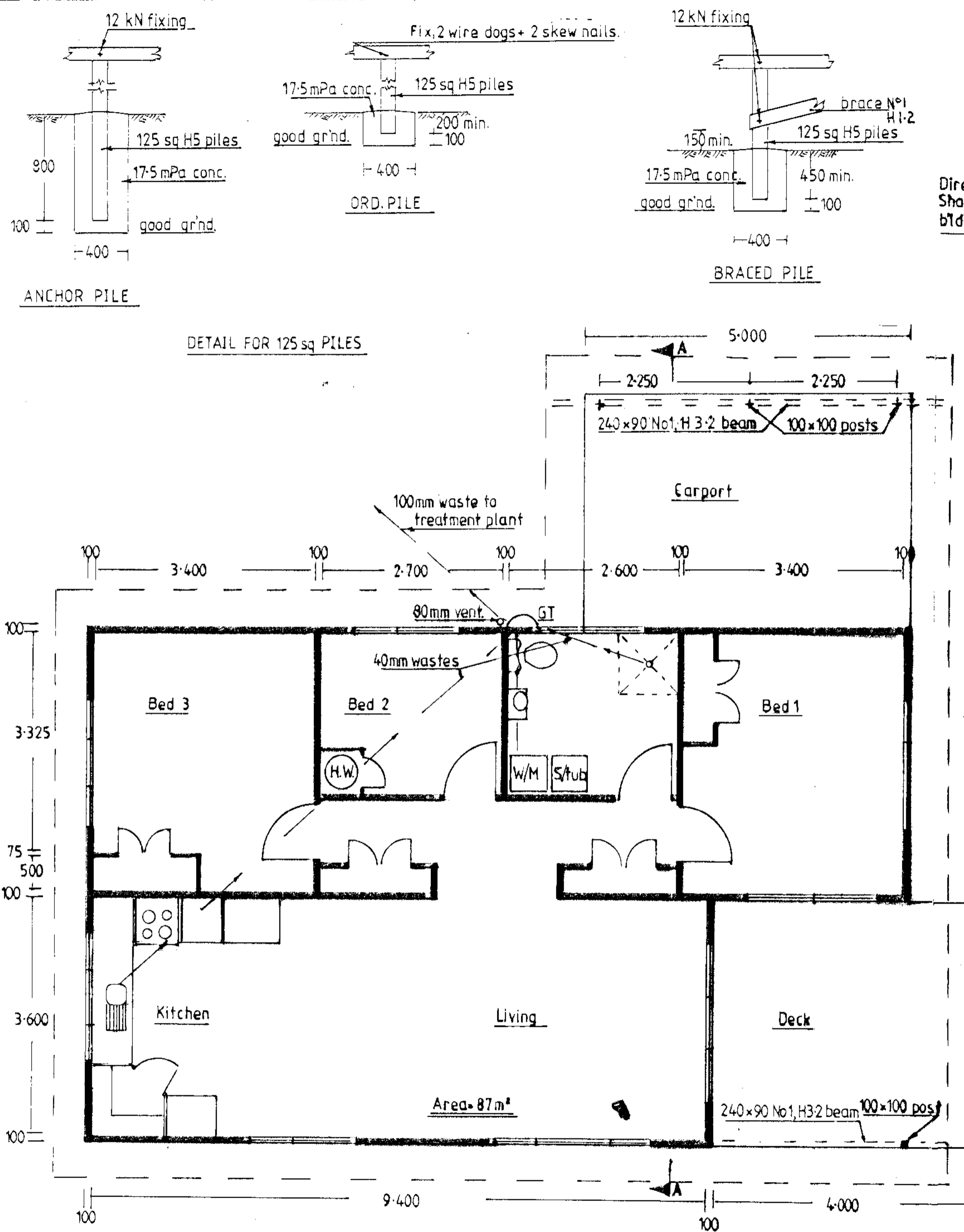
SMITHSONS BACH,
AMODEO BAY,
COROMANDEL

D.R.Keeves, R.E.A. A.I.R.E.N.Z.

10/06

Scale 1:100

Sheet 2



175 S.E.D H5 poles in this area. 1.80 embedment in natural ground. (See geo. tech. report.) Set in 400 diam. 17.5 mPa conc.

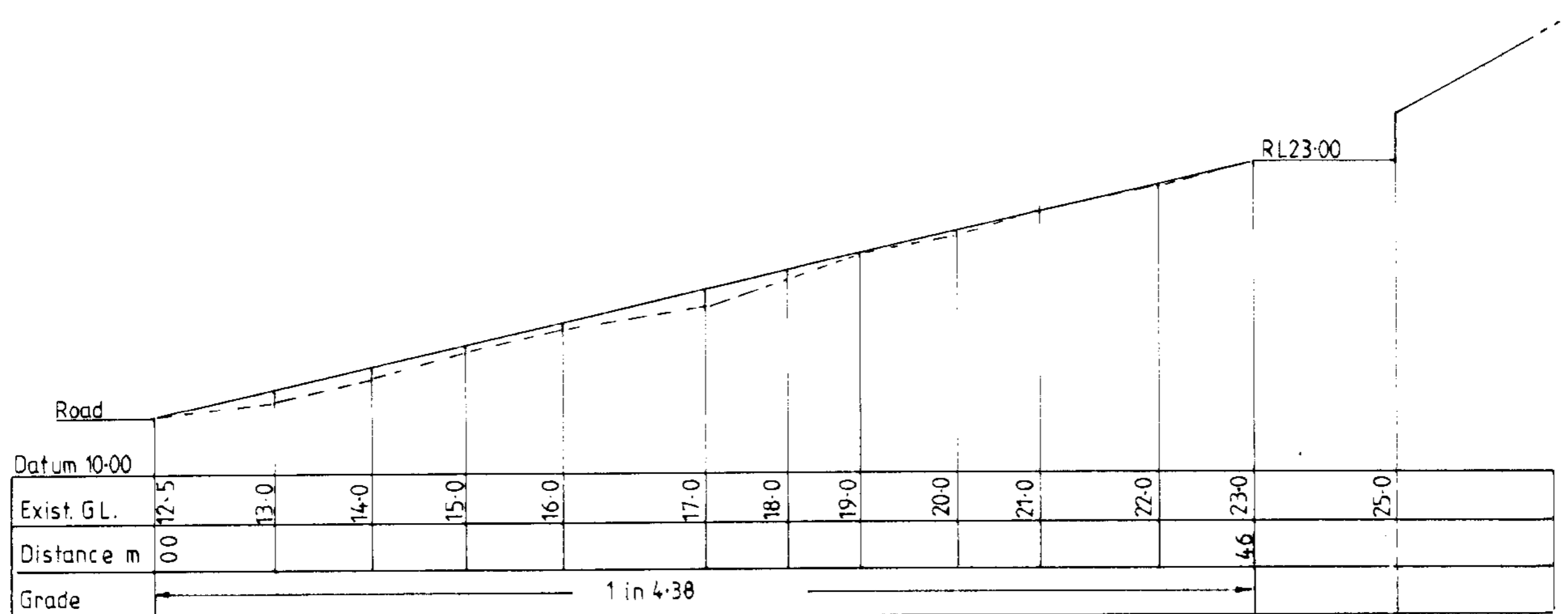
Liam Consulting Engineer
7C Tarehina Heights
Waitete Bay
Coromandel Ph 8668 704

These plans in no way obligate D.R. Keeves to any supervision services for this project.

AMENDED DRAWING

PROPOSED BACH FOR SMITHSONS,
18, CAPT AMODEO BAY RD.,
COROMANDEL

D.R. Keeves, R.E.A. A.I.P.E.N.Z. 10/06
Scale 1:20 1:50 1:100 Sheet 1



Grade on C of drive

THAMES-COROMANDEL DISTRICT COUNCIL

APPROVED

Subject to any variation endorsed in writing and
Consent of the Council and the Council's
endorsement in writing.

SIGNED

BUILDING OFFICER DATE 2-3-07

SMITHSONS BACH,
AMODEO BAY
COROMANDEL

D.R. Keeves, R.E.A. A.I.P.E.N.Z.

10/06

Scale 1:200

Sheet 3



Form 7

Issued under section 95 of the Building Act 2004

CODE COMPLIANCE CERTIFICATE ABA/2006/1725

Issued: 21-Oct-2011

Owner: J T Smithson and S F Smithson
153 Attwood Rd
Albany
Auckland 0632

Applicant: J T Smithson and S F Smithson

Street address: 18 Capt Amodeo Road Amodeo Bay

Legal description: SEC 11B Blk VIII HARATAUNGA SD

Current lawful use: Dwelling

Year first constructed: 2007

Number of levels: 1

Intended life: Indefinite but not less than **50 Years**

Description of work: **New 87m2 Dwelling, 3 Bedrooms & Deck**

Thames-Coromandel District Council is satisfied on reasonable grounds, that:



The building work complies with the building consent;

Waiver or modification applies

This code compliance certificate has been issued with a modification of the Building Code to the effect that, **Clause B2.3.1 applies from 20/11/2007** instead of 21/10/2011 being the date that this code compliance certificate has been issued.

All other applicable code clauses are effective as of 21/10/2011.

Nick Fowler
Manager Building Services Delivery
On behalf of Thames-Coromandel District Council



**For any inquiries please contact
our Customer Services Team**

Fax: 07 868 0234
E-mail: customer.services@tcdc.govt.nz
Web: www.tcdc.govt.nz
515 Mackay Street, Private Bag, Thames

District Office: 07 868 0200
Mercury Bay: 07 867 2010
Whangamata: 07 865 0060
Coromandel: 07 866 1001



Rating Information Database

Property Details

Item	Details
Assessment Number	100272
Valuation Number	04790-60800
Legal Description	SEC 11B Blk VIII HARATAUNGA SD
Situation Address	18 Capt Amodeo Road Amodeo Bay
Region	AMODEO BAY
Land Area	657m ² (0.0657 Ha)
Title	CT-48A/448
Land Value	\$455,000.00
Improved Value	\$365,000.00
Capital Value	\$820,000.00

Current Rates 2024/2025

Rate Type	Factor Value	Rate	Amount
District Transportation & Building Control	820000	0.00015200	\$124.64
General Rate Residential	455000	0.00091400	\$415.87
Solid Waste Collection - Coromandel/Colville	1	363.37000000	\$363.37
Uniform Annual General Charge	1	735.06000000	\$735.06
Works & Services Farm/Hort/Rural/Res/Islands	1	331.48000000	\$331.48
Works & Services Residential	455000	0.00044800	\$203.84
Total:			\$2174.26

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.*

Valuation number	0479060800
Assessment number	2226016
Property location	18 Capt Amodeo Road Thames-Coromandel District
Land value (LV)	\$455,000.00
Capital value (CV)	\$820,000.00
Previous land value (LV)	\$0.00
Previous capital value (CV)	\$0.00
Area (Ha)	0.0657
Property category	Residential-Dwelling-2000/2009-average
Improvements (<u>KEY</u>)	DWG OB OI
Legal property description SEC 11B Bk VIII HARATAUNGA SD	

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	0.00000044	CV	820000	\$0.36
Total					\$0.36
Uniform Annual General Charge	UAGC UR	99.71544808	UR	1	\$99.72
Total					\$99.72
Regional Theatre	Secondary UR	0.57875679	UR	1	\$0.58
Total					\$0.58
Regional Services	Regional Services UR	3.68303104	UR	1	\$3.68
Total					\$3.68
Regional Council General	Thames-Coromandel FltRate	0.00021436	CV	820000	\$175.78
Total					\$175.78
Natural Heritage	Natural Heritage UR	14.99999291	UR	1	\$15.00
Total					\$15.00

Coromandel Peninsula Coromandel Zone	Catchment (value based) FltRate	0.00003719	CV	820000	\$30.50
Coromandel Peninsula Coromandel Zone	Catchment (per property) UR	45.89482997	UR	1	\$45.89
Total					\$76.39
Civil Defence & Emergency Mgmt	Civil Defence and Emergency Mgmt UR	16.05929241	UR	1	\$16.06
Total					\$16.06
Biosecurity	Pest Ctrl and Regional Biosec (TCDC) FltRate	0.00005867	CV	820000	\$48.11
Total					\$48.11
Total Rates					\$435.68

User rating periods

Rating period code	Rating period description	Rating period current
Version6	Adopted 2024-2025	Yes
2025	2024 - 2025 Rating Year	No