

# TEAM CORO

The Real Reason  
You Buy Here.



## 33 Puriri Road Coromandel

The Network Licensed REAA (2008)



### Rob Keatley

REAL ESTATE CONSULTANT

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# TEAM CORO

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Enquiries Over \$770,000



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## Be in for Summer

Fisherman's retreat Te Kouma-Tucked away this property is the epitome of a fisherman's retreat. With 2 sleepouts, a family style kitchen and BBQ area, there is all you could ever need here to relax and enjoy yourself after a day on the water. The well-maintained nature of this property is evident throughout, and the large, covered decking provides options for all weather entertainment.

This cute and charming Te Kouma property could be the family Bach, a retirement haven and could also cater to the very popular holiday accommodation market.

With good off street parking, ample water storage and amazing views, this will tick a lot of boxes for your future holiday destination.

### 33 Puriri Road Coromandel

**Price:** Enquiries Over \$770,000  
**Land Area:** 1508m<sup>2</sup>  
**Floor Area:** 45m<sup>2</sup>  
**Rates:** \$2870  
**Rateable value:** \$790000 on 2024-07-30

#### View Online:

<https://properties.teamcoro.co.nz/property/33-puriri-road-coromandel/>

#### Open Homes:

Contact **Rob** for viewing times

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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** **SA29B/855**  
**Land Registration District** **South Auckland**  
**Date Issued** 09 March 1983

**Prior References**  
SA9B/1206

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**Estate** Fee Simple  
**Area** 1508 square metres more or less  
**Legal Description** Lot 2 Deposited Plan South Auckland  
29881

**Registered Owners**  
Warwick Russell Bartleet as to a 1/2 share  
Julia Orma Bartleet as to a 1/2 share

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**Interests**  
So much of the within land as is included within the district assigned for gold mining by the agreements validated by  
Auckland Gold Fields Proclamation Validation Act 1869 shall be subject to The Gold Fields Act 1866  
H455607.1 Building Line Restriction - 9.3.1983

[illegible]

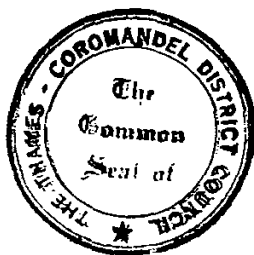


H455607.1 BLR


THAMES-COROMANDEL DISTRICT COUNCIL

In the matter of LTS 29881

Pursuant to a resolution of the Thames-Coromandel District Council passed on the *31 July 1980* approving pursuant to Section 305 Local Government Act 1974 this survey plan and reimposing building line restriction contained in S. 106873 and certifying that the plan is in accordance with the requirements and provisions of the operative district scheme, the Common Seal of the Thames-Coromandel District Council was affixed hereto.



  
Deputy Chairman

  
General Manager

1  
B.L.R.  
\$20.00



District Land Registry  
Hamilton No. 2  
11/2/1231  
9 09 AM '83

455607.1  
95/1206

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# Rating Information Database

## Property Details

Item	Details
Assessment Number	105795
Valuation Number	04851-34000
Legal Description	LOT 1 DPS 28253
Situation Address	35 Victoria Street Coromandel
Region	COROMANDEL
Land Area	1100m <sup>2</sup> (0.11 Ha)
Title	CT-26B/143
Land Value	\$390,000.00
Improved Value	\$290,000.00
Capital Value	\$680,000.00

## Current Rates 2025/2026

Rate Type	Factor Value	Rate	Amount
District Transportation & Building Control	680000	0.00017300	\$117.64
General Rate Residential	390000	0.00088500	\$345.15
Solid Waste Collection - Coromandel/Colville	1	361.25000000	\$361.25
Stormwater Coro - Value Based	290000	0.00010400	\$30.16
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	390000	0.00044800	\$174.72
Total:			<b>\$4026.97</b>

## 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.*



<b>Valuation number</b>	0482009400
<b>Assessment number</b>	2228143
<b>Property location</b>	33 Puriri Road Thames-Coromandel District
<b>Land value (LV)</b>	\$600,000.00
<b>Capital value (CV)</b>	\$790,000.00
<b>Previous land value (LV)</b>	\$0.00
<b>Previous capital value (CV)</b>	\$0.00
<b>Area (Ha)</b>	0.1508
<b>Property category</b>	Residential-Dwelling-1970's-average
<b>Improvements</b> <b>(<u>KEY</u>)</b>	DWG OB OI
<b>Legal property description</b> LOT 2 DPS 29881	

## 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	790000	\$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	790000	\$175.48
Total					\$175.48
Passenger Transport	Regional Unserviced 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	790000		\$28.66
Coromandel Peninsula Coromandel Zone	Catchment (per property) UR	44.95	Fixed	1		\$44.95
Total						\$73.61
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	790000		\$50.24
Total						\$50.24
<b>Total Rates</b>						<b>\$445.35</b>

Google maps

[Click here to view the property via Google Maps](#)