



# 33 Puriri Road Coromandel

The Network Licensed REAA 2008



**Rob Keatley**

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Enquiries Over \$770,000



## Re-Priced for Spring Market!

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://thenetwork.co.nz/property/33-puriri-road-coromandel/>



### Rob Keatley

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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** **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

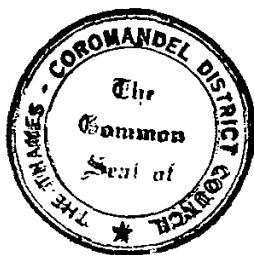
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H455607.1 BLR


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	100822
Valuation Number	04820-09400
Legal Description	LOT 2 DPS 29881
Situation Address	33 Puriri Road Te Kouma
Region	TE KOUMA
Land Area	1508m <sup>2</sup> (0.1508 Ha)
Title	CT-29B/855
Land Value	\$600,000.00
Improved Value	\$190,000.00
Capital Value	\$790,000.00



# Current Rates 2024/2025

Rate Type	Factor Value	Rate	Amount
District Transportation & Building Control	790000	0.00015200	\$120.08
General Rate Residential	600000	0.00091400	\$548.40
Solid Waste Collection - Coromandel/Colville	1	363.37000000	\$363.37
Stormwater Coromandel .6 - SUIP	1	65.68000000	\$65.68
Stormwater Coromandel .6 - Value Based	190000	0.00005800	\$11.02
Uniform Annual General Charge	1	735.06000000	\$735.06
Works & Services Farm/Hort/Rural/Res/Islands	1	331.48000000	\$331.48
Works & Services Residential	600000	0.00044800	\$268.80
Total:			\$2443.89

## 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.*



## 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	0.00000044	CV	790000	\$0.35
Total					\$0.35
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	790000	\$169.34
Total					\$169.34
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	790000	\$29.38
Coromandel Peninsula Coromandel Zone	Catchment (per property) UR	45.89482997	UR	1	\$45.89
Total					\$75.27
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	790000	\$46.35
Total					\$46.35
<b>Total Rates</b>					<b>\$426.35</b>

# User rating periods

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