

# TEAM CORO

The Real Reason  
You Buy Here.



## 1614 Manaia Road Coromandel

The Network Licensed REAA (2008)



**Rob Keatley**

REAL ESTATE CONSULTANT

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# TEAM CORO

The Real Reason You Buy Here.



Enquiries Over \$1,300,000



4



2



1



1

## Elevate your Dreams!

Welcome to this impressive home and lifestyle property elevated with impressive views out over the spectacular harbour and beyond. When you arrive at this property you'll feel like you are in your own private retreat. This 4-bedroom, 2-storey home is well-maintained and tastefully decorated with generous sized rooms that all have views. The warmth and inviting nature is evident throughout. An open plan dining, lounge and large kitchen area leads out to an impressive outdoor area for entertaining and BBQs, complete with your very own pool! Imagine enjoying a dip in the pool while you take in the views. A double garage with internal access into the house with lots of storage and space adds to the package. You will be able to have a few sheep as there are grazable paddocks that are all fully fenced with another sizable shed to store the boat, toys and the rest. The chicken run completes the package, ready to move in and make your own memories.

### 1614 Manaia Road Coromandel

**Price:** Enquiries Over \$1,300,000  
**Land Area:** 14580m<sup>2</sup>  
**Floor Area:** 190m<sup>2</sup>  
**Rates:** \$3381

#### View Online:

<https://properties.teamcoro.co.nz/property/1614-manaia-road-coromandel/>

#### Open Homes:

Contact **Rob** for viewing times

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the network.



**RECORD OF TITLE**  
**UNDER LAND TRANSFER ACT 2017**  
**FREEHOLD**  
**Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **SA31A/47**  
**Land Registration District** **South Auckland**  
**Date Issued** 26 January 1984

**Prior References**

SA25B/107      SA26C/1106      SA27B/1251  
SA8D/618

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**Estate** Fee Simple  
**Area** 1.4580 hectares more or less  
**Legal Description** Lot 1 Deposited Plan South Auckland  
32817

**Registered Owners**

Basil George Avery, Dawn Evelyn Avery and QL 5 Limited

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**Interests**

Subject to Section 5 Coal Mines Act 1979 (affects part formerly in CT SA26C/1106)

Subject as to so much of the above described land as is included within the district assigned for gold mining by the agreement validated by Auckland Gold Fields Proclamation Validation Act 1869 to the Goldfields Act (affects part formerly in CT SA27B/1251)

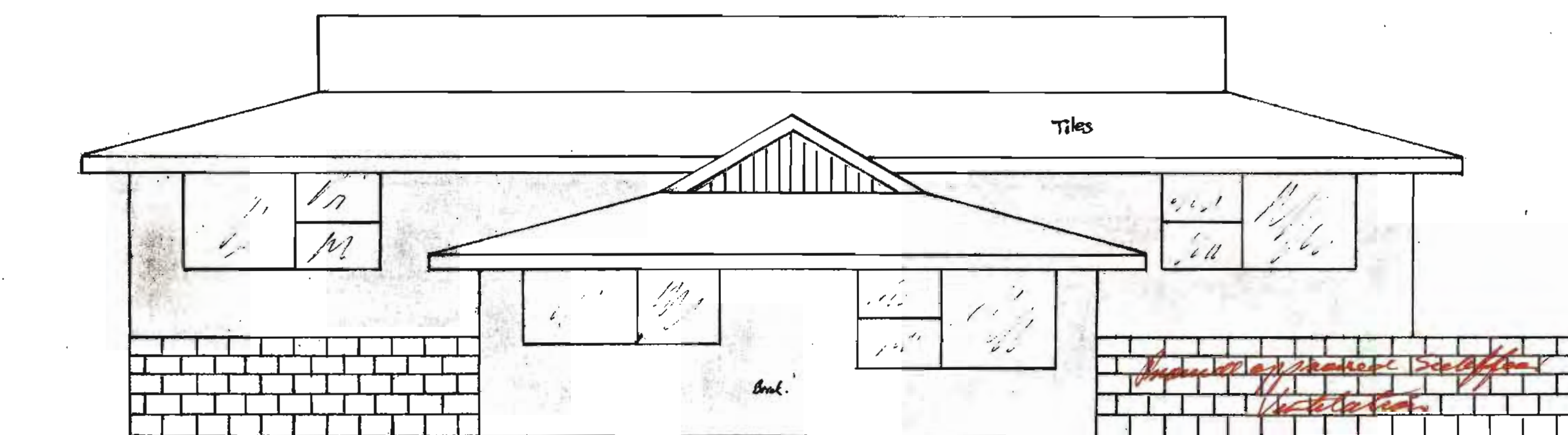
7621 Proclamation defining the middle line of a road - 5.8.1930 at 3.00 pm

5220445.1 Notice pursuant to Section 94C Transit New Zealand Act 1989 declaring the adjoining State Highway to be a limited access road - 14.5.2002 at 2:52 pm

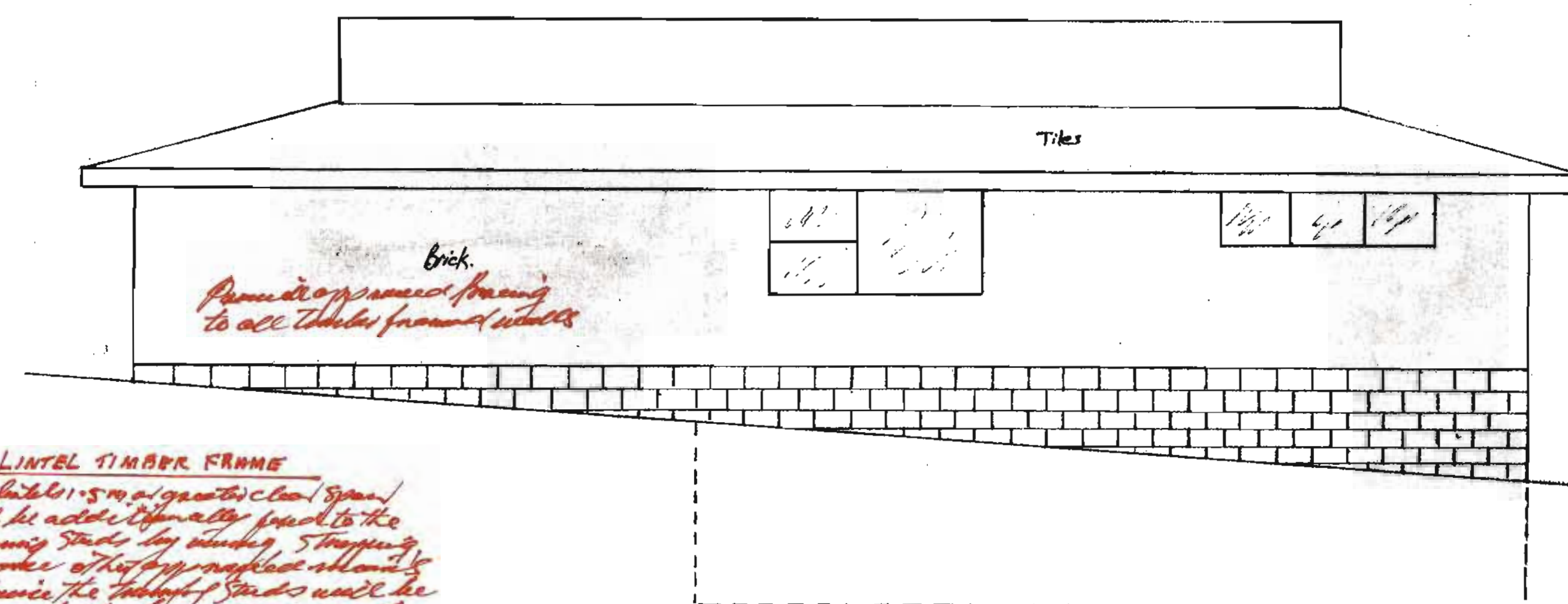
5752344.1 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 6.10.2003 at 9:00 am







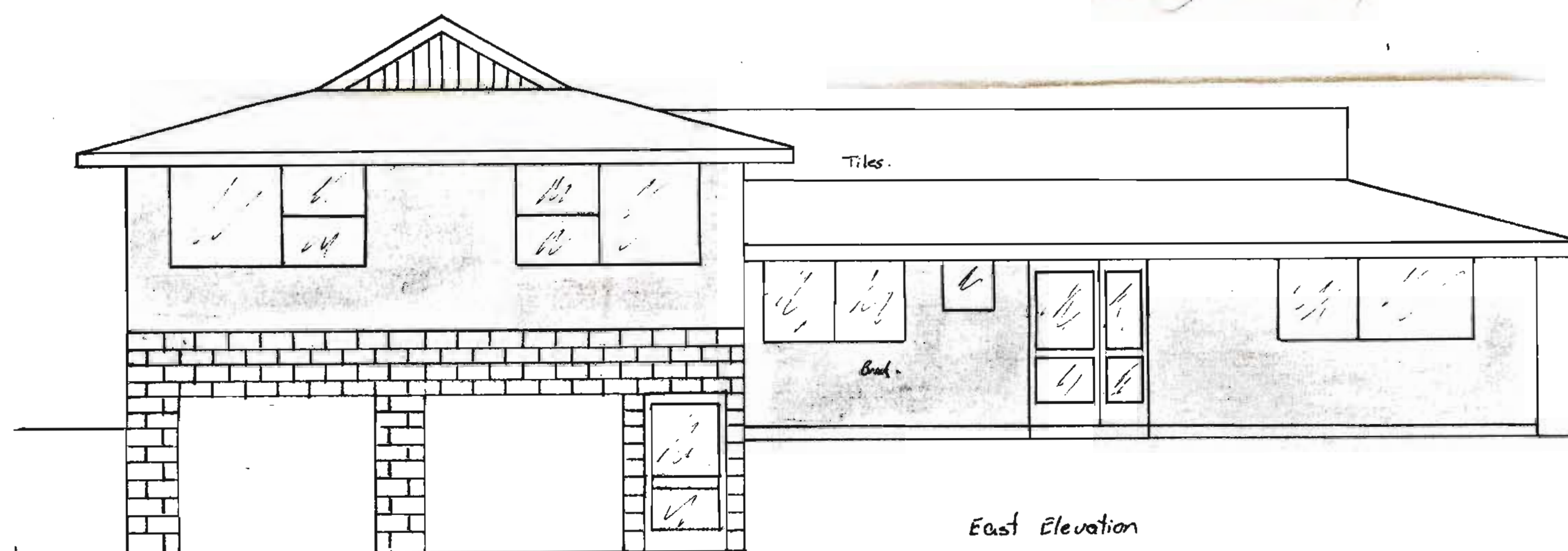
North Elevation



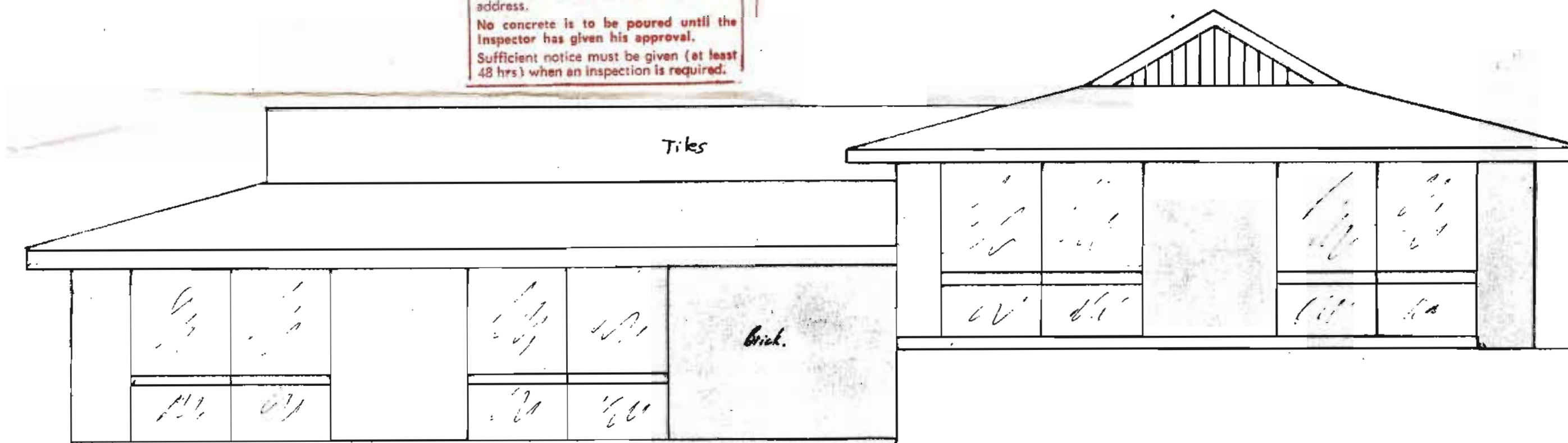
South Elevation

**LINTEL TIMBER FRAME**  
 All lintels 1.5m or greater clear span  
 shall be adequately fixed to the  
 supporting studs by including 5 strapping  
 or 6 corner of the supporting studs shall be  
 bolted to the lintel. Studs shall be  
 fixed to the lintel using 100mm x 100mm  
 or 150mm x 100mm, 2 of same size  
 nails.

**IMPORTANT**  
 THAMES COROMANDEL  
 DISTRICT COUNCIL  
 Private Bldg. Thames. Phone 405 Thames.  
**FOOTING (Foundation) INSPECTION**  
 When footings have been excavated and  
 steel placed the Builder must notify the  
 District Building Inspector at the above  
 address.  
 No concrete is to be poured until the  
 Inspector has given his approval.  
 Sufficient notice must be given (at least  
 48 hrs) when an inspection is required.



East Elevation



West Elevation

Proposed House for Mr Mrs B Coulter Coromandel.

DRAWN	CHECKED	SCALES	SHEET
TRACED	DATE	1-50	2.

SERIES OF  
REF.





## Rating Information Database

### Property Details

Item	Details
Assessment Number	100454
Valuation Number	04811-44300
Legal Description	LOT 1 DPS 32817
Situation Address	1614 Sh25 - Manaia Kereta/Te Kouma
Region	KERETA/TE KOUMA
Land Area	14580m <sup>2</sup> (1.458 Ha)
Title	CT-31A/47
Land Value	\$850,000.00
Improved Value	\$425,000.00
Capital Value	\$1,275,000.00

### Current Rates 2025/2026

Rate Type	Factor Value	Rate	Amount
District Transportation & Building Control	1275000	0.00017300	\$220.58
General Rate Residential	850000	0.00088500	\$752.25
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	850000	0.00044800	\$380.80
Total:			\$2764.01

<b>Valuation number</b>	0481144300
<b>Assessment number</b>	2227583
<b>Property location</b>	1614 Sh25 - Manaia Hwy Thames-Coromandel District
<b>Land value (LV)</b>	\$850,000.00
<b>Capital value (CV)</b>	\$1,275,000.00
<b>Previous land value (LV)</b>	\$0.00
<b>Previous capital value (CV)</b>	\$0.00
<b>Area (Ha)</b>	1.458
<b>Property category</b>	Lifestyle-1980's-average
<b>Improvements</b> <b>(<u>KEY</u>)</b>	DWG FG OI
<b>Legal property description</b> LOT 1 DPS 32817	

## 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	1275000	\$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	1275000	\$283.22
Total					\$283.22
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	1275000		\$46.26
Coromandel Peninsula Coromandel Zone	Catchment (per property) UR	44.95	Fixed	1		\$44.95
Total						\$91.21
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	1275000		\$81.08
Total						\$81.08
<b>Total Rates</b>						<b>\$601.53</b>

Google maps

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