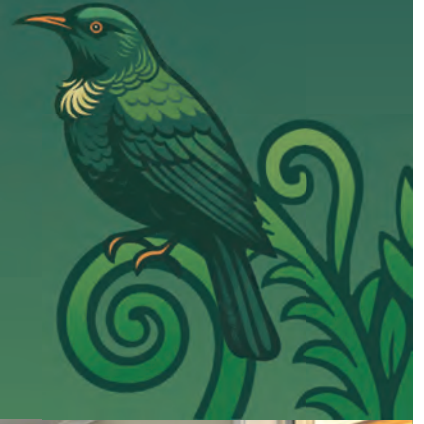


TEAM CORO

The Real Reason
You Buy Here.



100 Greenhills Drive Coromandel

The Network Licensed REAA (2008)



Becks Greenhill

REAL ESTATE CONSULTANT

M: 0210694428

E: becks@teamcoro.co.nz

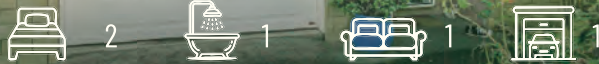
The documents provided in this information pack are review copies only, many provided by third parties and may not be current or complete. The records and reports are subject to update at any time. The information contained is therefore only being provided for basic introductory purposes and should not be relied upon by purchasers. Purchasers are encouraged to obtain their own copies of any records and seek independent legal and professional advice.

TEAM CORO

The Real Reason You Buy Here.



Asking Price \$720,000



Greenhills Paradise

Greenhills Paradise is a lifestyle property that proves you don't need a large block to live well.

Thoughtfully developed over time, the highly productive food garden delivers fresh vegetables and eggs year-round. Designed to work with nature, every corner of this space has purpose — low-maintenance, high-output, and deeply rewarding.

The solid 2-bedroom home is warm, practical, and easy to care for. Double glazing keeps things comfortable year-round, while internal garage access adds everyday convenience.

Outside, a covered deck and a large pergola draped in grapes and kiwifruit create a sheltered, productive outdoor living space. Garden systems are already in place and producing — four young laying chickens included.

Whether you're downsizing, simplifying, or chasing a more self-reliant way of life, this property offers a ready-made solution.

100 Greenhills Drive Coromandel

Price: Asking Price \$720,000
Land Area: 609m²
Floor Area: 112m²
Rates: \$4166
Rateable value: \$770000 on 2023-06-30

View Online:

https://thenetwork.co.nz/?post_type=property&p=10154

Open Homes:

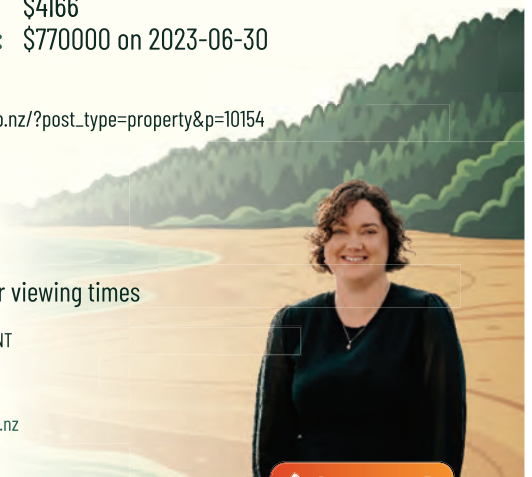
Contact **Becks** for viewing times

REAL ESTATE CONSULTANT

Becks Greenhill

M: 0210694428

E: becks@teamcoro.co.nz



The Network Licensed REAA (2008)

thenetwork.



**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 388362
Land Registration District South Auckland
Date Issued 04 April 2008

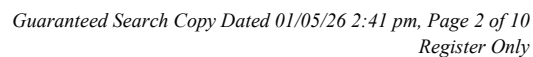
Prior References

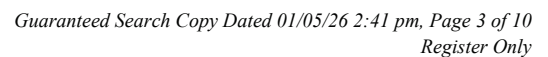
SA26B/140 SA26B/141

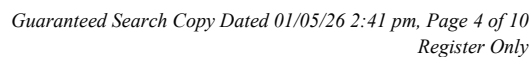
Estate Fee Simple
Area 609 square metres more or less
Legal Description Lot 19 Deposited Plan 397312
Registered Owners
David Leslie Sanderson and Joanna Margaret Sanderson

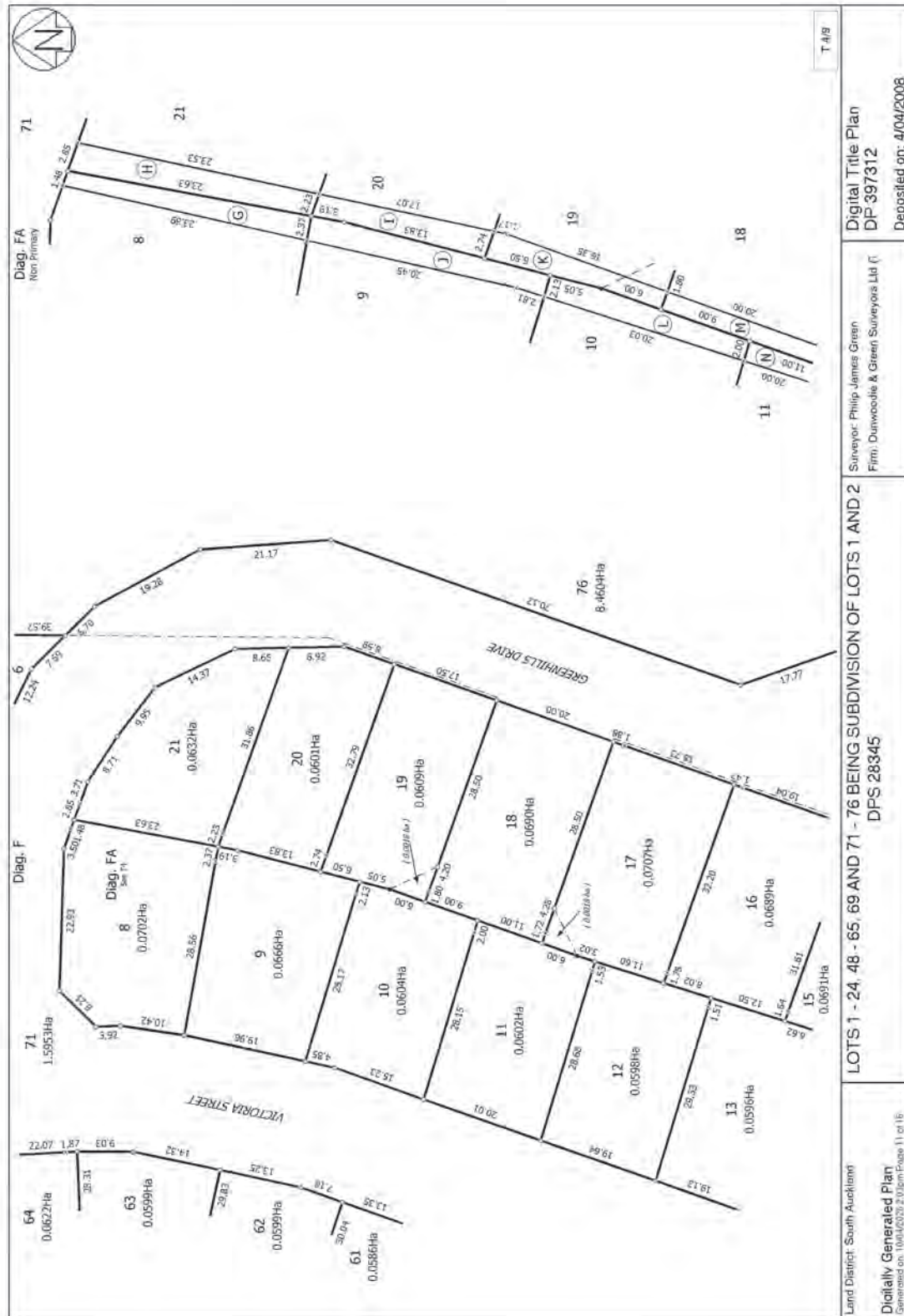
Interests

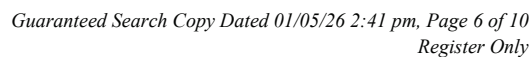
7773358.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 4.4.2008 at 9:00 am
Subject to a right to drain water in gross over part marked K DP 397312 to Thames-Coromandel District Council created by Easement Instrument 7773358.8 - 4.4.2008 at 9:00 am
The easements created by Easement Instrument 7773358.8 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Transfer 7773358.9 - 4.4.2008 at 9:00 am
Fencing Covenant in Transfer 7773358.9 - 4.4.2008 at 9:00 am
8466531.1 Partial Cancellation of Consent Notice 7773358.1 as to some of the conditions - 14.4.2010 at 2:50 pm

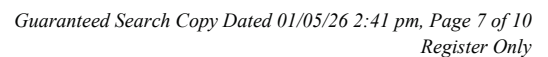


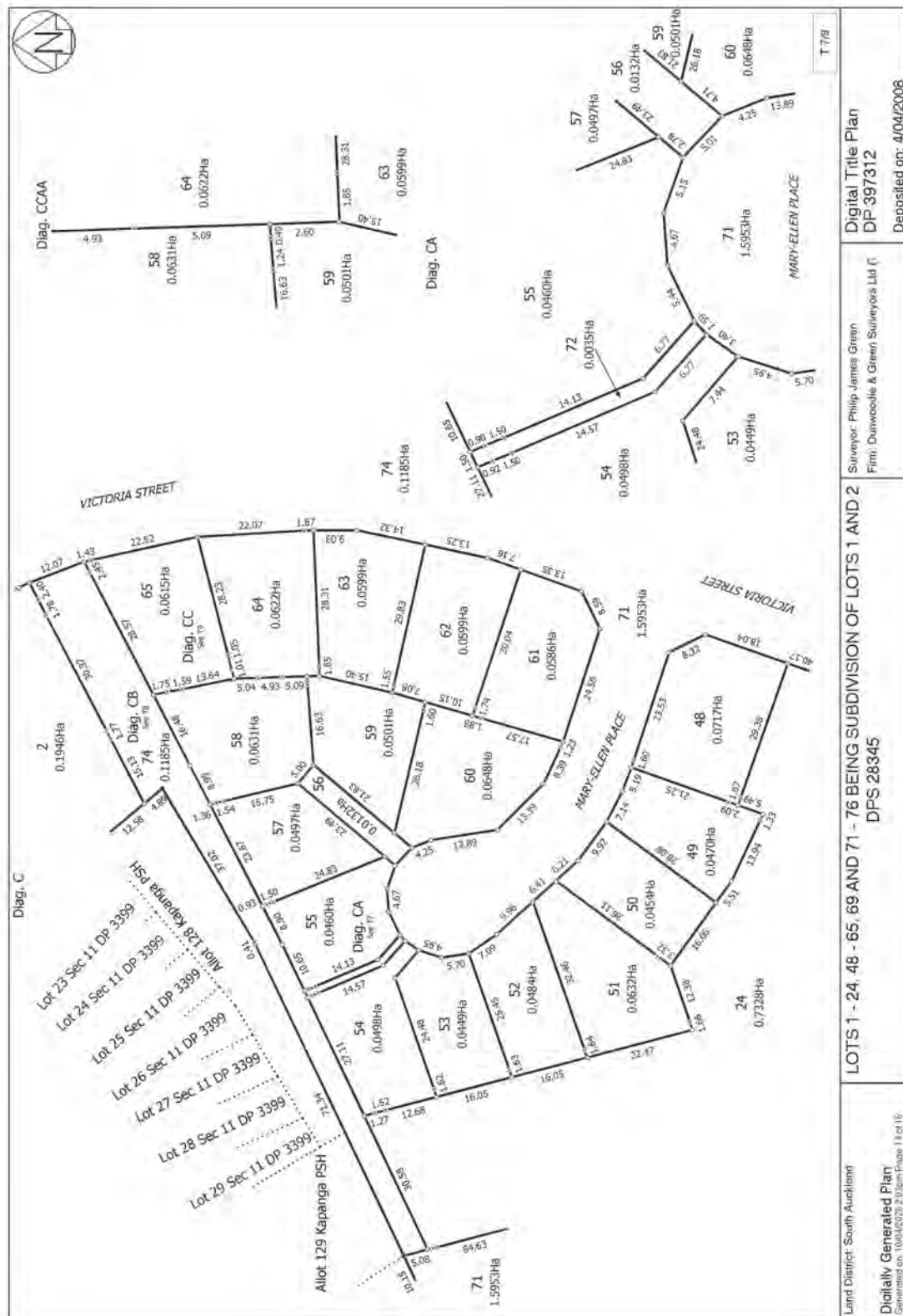


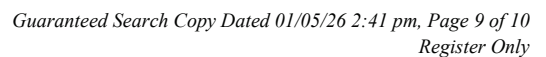


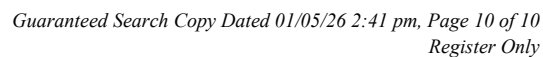














Form 7

Issued under section 95 of the Building Act 2004

CODE COMPLIANCE CERTIFICATE ABA/2011/271

Issued: 13-Oct-2011

Owner: P A Rush and E M Rush
9 Camith Close
Flat Bush
Auckland 2016

Applicant: P A Rush and E M Rush

Street address: 100 Greenhills Drive Coromandel

Legal description: LOT 19 DP 397312

Current lawful use: Dwelling

Year first constructed: 2011

Number of levels: 1

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

Description of work: **New Dwelling with 2 Bedrooms, Attached Garage**

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



The building work complies with the building consent

N. Fowler

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	811207
Valuation Number	04851-16816
Legal Description	LOT 19 DP 397312
Situation Address	100 Greenhills Drive Coromandel
Region	COROMANDEL
Land Area	609m ² (0.0609 Ha)
Title	CT-388362
Land Value	\$365,000.00
Improved Value	\$405,000.00
Capital Value	\$770,000.00

Current Rates 2025/2026

Rate Type	Factor Value	Rate	Amount
District Transportation & Building Control	770000	0.00017300	\$133.21
General Rate Residential	365000	0.00088500	\$323.03
Solid Waste Collection - Coromandel/Colville	1	361.25000000	\$361.25
Stormwater Coro - Value Based	405000	0.00010400	\$42.12
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	365000	0.00044800	\$163.52
Total:			\$4021.18

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.

Enquiry Detail View

Change the Rating
Period

2025 - 2026 Rating Year

Compare these with last year's rates for this
property

Valuation number	0485116816
Assessment number	2155075
Property location	100 Greenhills Dr Thames-Coromandel District
Land value (LV)	\$365,000.00
Capital value (CV)	\$770,000.00
Previous land value (LV)	\$0.00
Previous capital value (CV)	\$0.00
Area (Ha)	0.0609
Property category	Residential-Dwelling-2010/2019-average
Improvements (<u>KEY</u>)	DWG OI
Legal property description LOT 19 DP 397312	

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	0.00000001	CV	770000	\$0.01
Urban Public Transport Services	direct benefit (Thames-Coromandel) Flat Rate	0.00000001	CV	770000	\$0.01
Total					\$0.02
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	770000	\$171.04
Total					\$171.04
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	770000	\$27.94
Coromandel Peninsula Coromandel Zone	Catchment (per property) UR	44.95	Fixed	1	\$44.95
Total					\$72.89
Coromandel Peninsula Coromandel Township	Coromandel Township Maintenance FltRate	0.00007429	CV	770000	\$57.20
Coromandel Peninsula Coromandel Township	Coromandel Township Indirect (capital) FltRate	0.00000077	CV	770000	\$0.59
Total					\$57.80
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	770000	\$48.96
Total					\$48.96
Total Rates					\$496.71

Google maps

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