

# PROPERTY INFORMATION PACK



**1/18 Sheehan Avenue Papakura 2110**



**Eileen Becker**

*Licensed Salesperson (REAA 2008)*

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**RE/MAX**

# PROPERTY PACK INDEX



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**FOR SALE**



**1/18 Sheehan Avenue Papakura 2110**

## Immaculate! Perfect Family Home

Featuring a beautifully presented three bedroom family home, Ultra state of the art kitchen with cupboards galore. An open plan kitchen, dining and lounge with heat pump for the hot sunny days or the cold winter nights. Generous size bedrooms. Glorious professionally polished floors in all living areas and bedrooms.

An immaculate bathroom with vanity, separate bath and cubicle shower. Separate toilet. Separate laundry. Bathroom, toilet and laundry all with tiled flooring.

Entertain your family and friends over a glass of your favorite chilled beverage on the expansive entertainment deck. Your friends will not want to go home

Carport with automatic door. Completely secure with room for an extra car or boat. Extra security with a CCTV Surveillance 24/7.

Bus stop only a few steps away. A short stroll to the local shops. A minutes drive to the Massey Aquatic Center, Shopping Centers, Train Station and the motorway onramps North and South.

Make no mistake - homes of this caliber, in this location, are always in demand, and prospective purchasers are advised to proceed with genuine urgency.



**For Sale:** \$599,000.00

**Inspection:** Contact Eileen for appointment anytime

**View online :** [www.1-18sheehanave.co.nz](http://www.1-18sheehanave.co.nz)

**Floor Area:** 90 m<sup>2</sup>

**Land Area:** 1/2 Interest in 769m<sup>2</sup>

**Eileen Becker**

*Top Sales Consultant*

**M: 0274 765 937**

**P: 09 980 000**

**E: [eileen.becker@remax.co.nz](mailto:eileen.becker@remax.co.nz)**

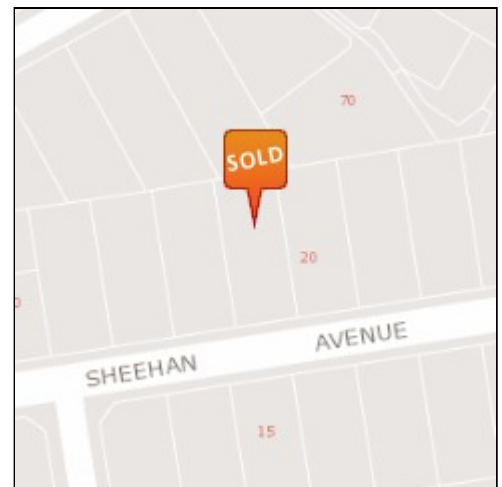
**W: [www.eileenbecker.co.nz](http://www.eileenbecker.co.nz)**



## 1/18 SHEEHAN AVENUE PAPA KURA

<b>Last Official Sale Price:</b>	\$470,000
<b>Last Official Sale Date:</b>	15-Jan-2020
<b>Last Official Sale Type:</b>	Whole. One property involved
<b>Sale Tenure:</b>	Freehold
<b>Purchase Relationship:</b>	Market Level - Bonafide
<b>Net Sale Price:</b>	\$462,000
<b>Chattels:</b>	\$8,000
<hr/>	
<b>Rating Valuations:</b>	\$460,000
<b>Land Value:</b>	\$240,000
<b>Improvements Value:</b>	\$220,000
<b>Valuation Date:</b>	01-Jul-2017
<b>Valuation Address:</b>	1/18 SHEEHAN AVENUE PAPA KURA
<b>Valuation Reference:</b>	35030/34200A
<b>Legal Description:</b>	FLAT 1 DP 109278 ON LOT 13 DP 48482-HAVING 1/2 INT IN 769 M2
<b>TA Name:</b>	Auckland
<b>Tenure:</b>	Not Leased (Owner is Occupier)
<b>Floor Area:</b>	90 m <sup>2</sup>
<b>Land Area:</b>	n/a
<b>Bedrooms:</b>	3
<b>Building Age:</b>	1960 - 1969
<b>Category:</b>	Residential, Dwelling, average (RD)
<b>Wall Material:</b>	Weatherboard / AVERAGE
<b>Roof Material:</b>	Steel / G-Iron / AVERAGE
<b>Contour:</b>	
<b>Deck:</b>	
<b>Parking Freestanding:</b>	2 cars
<b>Parking Main Roof:</b>	0
<b>Land Use:</b>	Single Unit excluding Bach
<b>Zoning:</b>	Residential (9B)
<hr/>	
<b>Owners:</b>	Craggs Enterprises Limited
<b>Certificate Of Title:</b>	NA61C/333 (Cross Lease)
<hr/>	
<b>Comments:</b>	Add comment
<hr/>	

Sold
\$495,000
<b>Advertised Date:</b> 28-Nov-19







**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
CROSS LEASE**

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **NA61C/333**  
**Land Registration District** **North Auckland**  
**Date Issued** 10 December 1985

**Prior References**

NA19A/350

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<b>Estate</b>	Fee Simple - 1/2 share
<b>Area</b>	769 square metres more or less
<b>Legal Description</b>	Lot 13 Deposited Plan 48482

**Registered Owners**

Craggs Enterprises Limited

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<b>Estate</b>	Leasehold	<b>Instrument</b>	L B489912.3
		<b>Term</b>	999 years commencing on the 2.12.1985

**Legal Description** Flat 1 Deposited Plan 109278

**Registered Owners**

Craggs Enterprises Limited

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**Interests**

K82438 Building Line Restriction (Affects Fee Simple)

Subject to Section 59 Land Act 1948 (Affects Fee Simple)

Land Covenant in Lease B489912.3 - 10.12.1985 at 9.38 am (Affects Fee Simple)

B489912.3 Lease of Flat 1 DP 109278 Term 999 years commencing on the 2.12.1985 Composite CT NA61C/333 issued - 10.12.1985 at 9.38 am (Affects Fee Simple)

B572856.1 Lease of Flat 2 Plan 112507 Term 999 years commencing on the 18.6.1986 CT NA63B/231 issued - 26.8.1986 at 9.01 am (Affects Fee Simple)

Land Covenant in Lease B572856.1 - 26.8.1986 at 9.01 am (Affects Fee Simple)

LAND DISTRICT NORTH AUCKLAND  
 SURVEY BLK. & DIST. IV DRURY  
 NZMS 761 SH1 RECORD MAP No  
 PLAN OF FLAT ON LOT 13 DP 48482  
 TERRITORIAL AUTHORITY PAPAKURA CITY DISTRICT  
 Surveyed by HARRISON GARRISON CONSULTANTS LTD  
 Scale 1:200 Date SEPT 1985  
 DP 109278

DATED THIS 2 DAY OF 2013  
 SIGNED [Signature]  
 NEW CT ALLOCATED  
 FLAT 1: 61C/333  
 TOTAL AREA 705 m<sup>2</sup>  
 (complied in CT 194/350 (A1))  
 Registered Survey and Map of the land shown on this map as a proposed survey pursuant to the provisions of the Survey Act 1980. The survey was conducted on the 12th day of September 1985. The survey was conducted by the Surveyors [Names] and the survey was made in accordance with the Survey Regulations 1975.  
 Reference Date: 2013



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[Home](#) > [Property rates and valuations](#) > 1/18 Sheehan Avenue

# 1/18 Sheehan Avenue

Papakura, 2110

## Certificate of title

NA61C/333

## Legal description

Lot 13 DP 48482, Flat 1 DP 109278

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### Property valuations

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#### Latest property values (to be used for 2020/2021 rates)

##### Capital Value (CV)

\$460,000

A change in your property's capital value doesn't mean your rates will automatically change. Rate levels are set during the council's [budget process](#).

##### Land value

\$240,000

##### Value of improvements

\$220,000

##### Valuation number

35030-00000034200-A

If you disagree with your valuation, see [Object to our valuation of your property](#).

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#### Current property values (used for 2019/2020 rates)

##### Capital Value (CV)

\$460,000

Your current property rates payments are based on this valuation.

##### Land value

\$240,000

##### Value of improvements

\$220,000

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# Property rates

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## Rates this year 2019/2020

\$1,526.26      [Pay rates](#)

This rates amount is based on the Capital Value from 1 July 2017.

## Rates assessment number

12343548611

## Detailed rates breakdown

General Rate - Urban Residential	
Calculation	Capital Value \$460,000 x 0.00188045
Total rate	\$865.01
Natural Environment Targeted Rate - Non Business	
Calculation	Capital Value \$460,000 x 0.00004326
Total rate	\$19.90
Uniform Annual General Charge	
Calculation	Number of separate parts 1 x \$424.00
Total rate	\$424.00
Waste Management - Base Service	
Calculation	Number of separate parts 1 x \$121.06
Total rate	\$121.06
Waste Management - Food Scraps Service	
Calculation	Number of separate parts 1 x \$68.34
Total rate	\$68.34
Water Quality Targeted Rate - Non Business	
Calculation	Capital Value \$460,000 x 0.00006076
Total rate	\$27.95

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Total rates assessed for 2019/2020 (including GST)

\$1,526.26

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## Property information

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### Land area

0m<sup>2</sup>

### Land use

Single units, excluding bach

### Description of improvements

DWG OBS OI

[View in GeoMaps](#)

### Local board

Papakura

### Property Category

RD196B

[Refer to Appendix F of Rating Valuation Rules 2008](#) 

Click [here](#)  for the PDF

### Total floor area

90m<sup>2</sup>

### Building site coverage

90m<sup>2</sup>

### Property zone

Residential - Mixed Housing Suburban Zone

### Number of bedrooms

N/A

### Off-street parking

2

### Garage freestanding

2

### Garage under main roof

N/A

# Property Guru

By  CoreLogic

**Street Address:** 1/18 Sheehan Avenue, Papakura, Papakura

## Zoned Schools for this Property

### Primary / Intermediate Schools

KELVIN ROAD SCHOOL

0.3 km

### Secondary Schools

No results found

## Early Childhood Education

### ABC Developmental Learning Centre - Papakura

7 Winiata Terrace  
Papakura Central  
Auckland  
Ph. 09-2965420

**Distance:** 0.6 km  
**20 Hours Free:** Yes  
**Type:** Education & Care Service  
**Authority:** Privately Owned

### Kiwitoa Te Kohanga Reo

6 R Liddy Place  
Papakura  
Ph. 09-2960911

**Distance:** 0.2 km  
**20 Hours Free:** Yes  
**Type:** Te Kohanga Reo  
**Authority:** Community Based

### Papakura Early Learning Centre

14 Maurice Street  
Papakura  
Ph. 09-2996610

**Distance:** 0.2 km  
**20 Hours Free:** No  
**Type:** Education & Care Service  
**Authority:** Community Based

### Settlement Road Kindergarten

104 Settlement Road  
Papakura  
Ph. 09-2986637

**Distance:** 0.5 km  
**20 Hours Free:** Yes  
**Type:** Free Kindergarten  
**Authority:** Community Based

### Tu Manu Ae Le Tulogologo

Fetu Pupula Place  
Papakura  
Ph. 09-2981775

**Distance:** 0.5 km  
**20 Hours Free:** Yes  
**Type:** Education & Care Service  
**Authority:** Community Based

## Primary / Intermediate Schools

### COSGROVE SCHOOL

10 Cosgrave Road  
Papakura  
Ph. 09 298 8365

**Distance:** 0.7 km  
**Decile:** 1  
**Age Range:** Contributing  
**Authority:** State  
**Gender:** Co-Educational  
**School Roll:** 505  
**Zoning:** Out of Zone



# Property Guru

By  CoreLogic®

## EDMUND HILLARY SCHOOL

Hunua Road  
Papakura  
Auckland  
Ph. 09 298 9132

**Distance:** 0.8 km  
**Decile:** 1  
**Age Range:** Full Primary  
**Authority:** State  
**Gender:** Co-Educational  
**School Roll:** 149  
**Zoning:** No Zone

## KELVIN ROAD SCHOOL

Kelvin Road  
Papakura  
Ph. 09 298 8417

**Distance:** 0.3 km  
**Decile:** 1  
**Age Range:** Contributing  
**Authority:** State  
**Gender:** Co-Educational  
**School Roll:** 430  
**Zoning:** In Zone

## MANSELL SENIOR SCHOOL

Settlement Road  
Papakura  
Auckland  
Ph. 09 298 8737

**Distance:** 0.9 km  
**Decile:** 1  
**Age Range:** Intermediate  
**Authority:** State  
**Gender:** Co-Educational  
**School Roll:** 254  
**Zoning:** No Zone

## REDHILL SCHOOL

Redcrest Avenue  
Papakura  
Auckland  
Ph. 09 298 4377

**Distance:** 1.3 km  
**Decile:** 1  
**Age Range:** Full Primary  
**Authority:** State  
**Gender:** Co-Educational  
**School Roll:** 246  
**Zoning:** Out of Zone

## Secondary Schools

### DRURY CHRISTIAN SCHOOL

13 Sutton Road  
Drury  
Auckland  
Ph. 09 294 7332

**Distance:** 4.1 km  
**Decile:** 1  
**Age Range:** Composite  
**Authority:** Private  
**Gender:** Co-Educational  
**School Roll:** 19  
**Zoning:** No Zone

### PAPAKURA HIGH SCHOOL

Willis Road  
Papakura  
Auckland  
Ph. 09 296 4400

**Distance:** 0.9 km  
**Decile:** 1  
**Age Range:** Year 9-15  
**Authority:** State  
**Gender:** Co-Educational  
**School Roll:** 1200  
**Zoning:** No Zone

# Property Guru

By  CoreLogic®

## ROSEHILL COLLEGE

5 Edinburgh Avenue  
Papakura  
Ph. 09 295 0661

**Distance:** 2.8 km  
**Decile:** 5  
**Age Range:** Year 9-15  
**Authority:** State  
**Gender:** Co-Educational  
**School Roll:** 1749  
**Zoning:** Out of Zone

## Tertiary

### 4711 Training Centre Limited

33 Rice Cres  
Ph. 09 298 9454

**Distance:** 0.4 km  
**Tertiary type:** Private Training Estab

### Hamilton Skills Centre Te Whare Arapuna

Hillsborough Terrace  
Ph. 07 839 5917

**Distance:** 1.7 km  
**Tertiary type:** Private Training Estab

### Kiwi Superscope Training Institute

2, 70 Wood Street  
Ph. 09 299 1135

**Distance:** 1.4 km  
**Tertiary type:** Private Training Estab

### Langrip Training Centre Limited

53 O'Shannessy Street  
Ph. 09 298 2337

**Distance:** 1.6 km  
**Tertiary type:** Private Training Estab

### PRO + MED NZ Limited

26 Gibbs Crescent  
Ph. 09 296 8428

**Distance:** 1.7 km  
**Tertiary type:** Private Training Estab

## Explanation of Terms

**Full Primary** - Years 1 - 8

**Contributing** - Years 1 - 6

**Intermediate** - Years 7 - 8

**Composite** - Years 1 - 15

**Restricted Composite** - Years 7 - 10

**Kura Teina Composite** - Maori Schools from years 1 - 15

**Kura Teina Primary** - Maori Schools from years 1 - 8

**Decile Rating** - A school's decile indicates the extent to which the school draws its students from low socio-economic communities. Decile 1 schools are the 10% of schools with the highest proportion of students from low socio-economic communities, whereas decile 10 schools are the 10% of schools with the lowest proportion of these students. A school's decile does not indicate the overall socio-economic mix of the school.

**Distance** - The distance calculated is the point to point distance, walking and driving distances will normally be further.

**20 Hours Free** - If yes, this Early Childhood Centre offers 20 hours free childhood education. From 1 July 2007, three and four-year-olds enrolled in a teacher-led ECE service and some kohanga reo qualify for up to 20 hours of free early childhood education (ECE).



# Property Guru

By  CoreLogic®

## Currency of Data

**CoreLogic Address Data:** 21 February 2020

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# Property Guru

By  CoreLogic

**Street Address:** 1/18 Sheehan Avenue, Papakura, Papakura  
**Area:** Papakura East , Papakura

## Latest Quarter

**01 October 2019 to 31 December 2019**

Type	Bedrooms	Bonds Received	Average Rent	Rent Range	Median
House	3	16	\$490	\$477 - \$520	\$490
House	4	6	\$598	\$560 - \$620	\$585

## Last 12 months

**01 January 2019 to 31 December 2019**

Type	Bedrooms	Bonds Received	Average Rent	Rent Range	Median
Flat	2	5	\$425	\$377 - \$451	\$400
House	2	15	\$378	\$366 - \$447	\$420
House	3	88	\$504	\$480 - \$530	\$500
House	4	26	\$577	\$540 - \$600	\$565
House	5+	7	\$619	\$596 - \$650	\$610

## Explanation of Terms

**Bonds Received** - The number of bonds received by the Department of Building and Housing that had complete information about weekly rent, house type, number of bedrooms and the correct property address.

**Average Rent** - The most typical weekly rent, calculated by adding up the weekly rents for all bonds and dividing this by the total number of bonds.

**Rent Range** - Lower quartile to upper quartile.

**Lower quartile** - The weekly rent at 25% of all market rents when all are placed in order of value.

**Upper quartile** - The weekly rent at 75% of all market rents when all are placed in order of value.

**Median** - The middle value when all of the weekly rents are placed in order of value. The median is a better indicator of rents in the middle of the range than the average rent figure, as the average can be influenced by one or two rentals that are extremely high or low.

## Currency of Data

**CoreLogic Address Data:** 21 February 2020



# REINZ PROPERTY EXPORT

Subject to the REINZ Authorised User Agreement

Generated: 06 Mar 2020  
Generated By: Eileen Becker

This table was created with the following query: The locations Papakura; Date Range: January 2020 to March 2020; Categories: Residence, Residential Section, Lifestyle Blocks, Unit, Apartment, Townhouse, Home and Income, Residential Investment Block, Residential - Other, Rural - Other, Horticulture, Dairy, Dairy Support, Arable, Forestry, Livestock, Livestock - Finishing, Livestock - Grazing, Livestock - High Country, Livestock - Special; Bedrooms: 3 - 3 and Bathroom: 1 - 1

Address	Suburb	Sale Price	Sale Date	List Price	List Date	Settlement	Days To Sell	Sale Category	Sale Method	Valuation	BRMs	Floor m2	Land m2	Sale Tenure
39 Valentine Street, Papakura	Papakura	\$622,000	26 Feb 2020		30 Jan 2020		27	Residence	A - Auction		3	100	796	
10 Arimu Road, Papakura	Papakura	\$678,000	20 Feb 2020	\$550,000	21 Jan 2020		30	Residence	A - Auction		3	100	797	Freehold
113 A Clevedon Road, Papakura	Papakura	\$560,300	20 Feb 2020		20 Jan 2020		31	Residence	P - Private Treaty(Neg.)	\$520,000	3	0	0	Freehold
22 Eastburn Street, Papakura	Papakura	\$590,000	20 Feb 2020	\$550,000	17 Jan 2020		28	Residence	P - Private Treaty(Neg.)		3	92	731	Freehold
1/18 A Don Street, Papakura	Papakura	\$619,000	13 Feb 2020		09 Nov 2019		86	Townhouse	P - Private Treaty(Neg.)		3	108	0	Freehold
44 A Kelvin Road, Papakura	Papakura	\$645,000	12 Feb 2020		11 Nov 2019		63	Residence	P - Private Treaty(Neg.)	\$580,000	3	100	1055	Freehold
58 a Settlement Road, Papakura	Papakura	\$590,000	07 Feb 2020	\$500,000	10 Jan 2020		13	Residence	P - Private Treaty(Neg.)		3	115	483	Freehold
2/37 Orion Street, Papakura	Papakura	\$525,000	15 Jan 2020	\$525,000	18 Oct 2019		48	Residence	P - Private Treaty(Neg.)	\$460,000	3	90	0	Crosslease
3/16 A Trentham Road, Papakura	Papakura	\$540,000	05 Jan 2020	\$570,000	27 Nov 2019		39	Residence	P - Private Treaty(Neg.)		3	120	0	

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\*images sourced from realestate.co.nz