

# 13 Te Whena Place

Waitara

Ref# TPNP1138

Enquiries Over \$659,000



**Kate Crean**

Sales Consultant

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# Why New Zealand loves Tall Poppy

Tall Poppy is a **home grown Kiwi business with a modern take on Real Estate**. We resonate with New Zealanders by being current with our unique, amazing offer and our proactive attitude toward environmental issues which is seen in our award winning results.

Tall Poppy is the fastest organically growing Real Estate company in New Zealand and we continue to **lead the market and stay ahead of the game by continually adding value to our industry-leading marketing package**. Our process and our marketing leads to proven great price outcomes on properties, a process that people are turning to more and more.

Our philosophy of investing in people, not infrastructure and embracing technology, not the status quo allows us to offer what others can't - continuously providing better results with incredible value.

## We have New Zealand's #1 FREE marketing package

We combine powerful marketing from Trade Me, Homes.co.nz, Facebook and Google to reach massive numbers of buyers. All of this for **FREE**.

**With Tall Poppy you don't have ask for fairness, you can expect it.**

Our **fair flat fees** mean you know exactly how much it will cost to sell your property.

## Tall Poppy leads the way in marketing and award winning service

Tall Poppy has been voted **first equal** for Canstar's Customer Satisfaction award and **Agency of the Year** with Rate My Agent.

We take modern Real Estate seriously, which is just one of the many things that **sets us apart from the rest**.

Tall Poppy offers you **award winning** customer service, and our sales consultants are specially trained in managing offers to guarantee you sell your property for the very best price.

Combined with our fair flat fees, **Tall Poppy is the OBVIOUS choice**.





## At a glance

### Chattels

Electric oven x 2, Gas hob, Heat pump, Ventilation system, Clothesline, Fixed floor coverings, Laundry tub, Rangehood, Waste disposal, Auto Door Opener + remotes x 4, Dishwasher, Letterbox, Smoke detectors x 6, Light fittings, Security lights ongarage,

### Rateable Valuation

\$630,000

### Land Value

\$255,000

### Land Area

869 sqm

### Rates

\$2414.92

### Floor Area\*

210sqm

### Year Built\*

1980-89

### Legal Description

LOT 13 DP 13032

### Current Rating Valuation

1 August 2022

### Source

\* FLOOR AREA (non-verified): Property Guru by CoreLogic.

\* Building Age (non-verified): Property Guru by CoreLogic.

RATES: Local Council

LAND AREA: Land Information New Zealand

RV: Property Guru by CoreLogic - not indicative of market value



## Immaculately presented and double glazed!

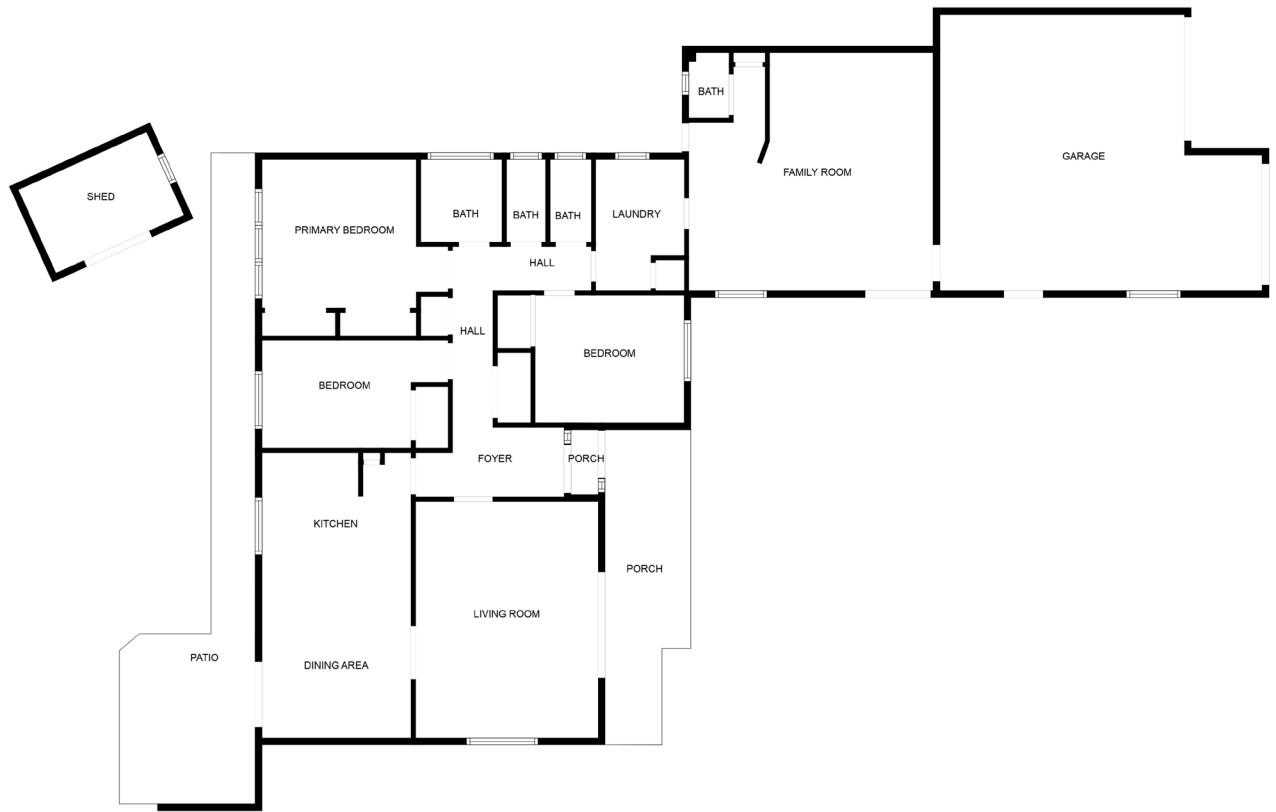
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As soon as you step inside 13 Te Whena Place you can tell how lovingly maintained this home has been, by the current owners, over the last 30 years they have owned it. This warm and welcoming home offers the ultimate indoor and outdoor flow with the living spaces opening up to both the beautiful front garden and the expansive rear garden. Featuring bright open living spaces, 3 good sized bedrooms and an additional living room /rumpus room, there's room for everyone here. Have a look at what else is on offer in this fantastic family home; - 210 sqm home - Fully double glazed - 3 double bedrooms - Separate bathroom, shower room and 2 separate toilets - Extra room that can be used as a living room, rumpus room or whatever your family



needs! - Fully fenced 869sqm section with vege gardens - Double internal access garage - Off street parking for multiple vehicles or your caravan - Private, sunny home Located on a quite cul-de-sac with easy access to Waitara township, local schools and the main highway to town, this home provides a sanctuary for growing families or even downsizers who aren't quite ready to give up the gardening just yet! Properties that are this well maintained are always popular! Contact Kate on 021 341 282 for more information and don't miss your chance to view this gem in person.

# Floor Plan



The floor plan is for illustrative purposes only and intended to give a general indication of the layout only.



# Kate Crean

Buying a new home or selling the home that you have created so many memories in can be kind of a big deal! Its exciting, fun, daunting and can even be a little sad. The whole process can seem overwhelming! My job is to be there to support you through it all. To be a listening ear, a trusted source of information and friend guiding you through what can be a life changing experience.

I chose this profession not only because I have always loved property, but because I thrive on providing an amazing experience for my clients. There is a thrill that comes along with knowing you have helped someone step into their next adventure in life.

Coming from a background in insurance, banking and client relations, I have the experience and confidence in dealing with stressful or high-pressure situations with ease. A large portion of my career to date has involved the ability to negotiate and get the best outcome possible for my clients, it's what

I love to do. You can trust me to take care of the nitty-gritty fine print and explain it to you in a way that is clear, concise and in your terms. Sleep easy knowing that I've got it all covered! All you need to do is dream about the next step for you and your whanau.

Originally from Auckland (the wild west) my family and I took the leap in 2017, relocating from big-city life to a quiet rural lifestyle here in Taranaki. Drawn to the beautiful scenery, the smell of the sea, an easier pace of life and plenty of yummy brunch options - I could not imagine a better place for my two girls to grow up. I'm motivated beyond measure to show others the corners of this stunning province that we have so much love for!

The Real Estate industry is my calling. My goal will always be to build relationships with my clients that last beyond a single transaction. Let's chat over a coffee, you don't have to ask me twice - give me a call or flick me a text - the coffee is on me.



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