

**352 Taupo Road**

Taumarunui

Ref# TPTR10847



**Tim Burton & Natalie Willetts**

Business Partners & Sales Consultants

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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

Fixed floor coverings, Light fittings, Dishwasher, Heat pump(s) x 1, Electric oven, Clothesline, Laundry tub, Letterbox, Sky dish, Window treatments

### Rateable Valuation

\$250,000

### Land Value

\$80,000

### Land Area

775 sqm

### Rates

\$3428.08

### Floor Area\*

100sqm

### Year Built\*

1960-69

### Legal Description

LOT 5 DP 17990

### Current Rating Valuation

1 July 2023

### 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





## Vendor Says It's Time To Sell!

 3  1  1  2  100  775

A great opportunity with a 'blank canvas' 3 bedroom family home that is awaiting your personal flair. Rental Appraisal of \$475pw (subject to conditions) could also make this property a sharp investment. This home has been loved by this family for many years and is now time for a new owner to create their memories here and put their stamp on this home. The property has your typical 1960's layout and is in original condition. Featuring open plan kitchen/diner, with the living area flowing nicely to join the hub of the home. Heated by a fireplace and heat pump and complemented by the heat transfer system. All three bedrooms are all of good size. The family bathroom comprises of shower and bath, with separate toilet and separate laundry area making this home very practical and functional. Outside, the covered back porch area and carport make a perfect spot for entertaining, here you can enjoy your family BBQs or gatherings. There is also a smaller patio area at the front of the home, which is via the french doors in the living area. The fully fenced 775m<sup>2</sup>

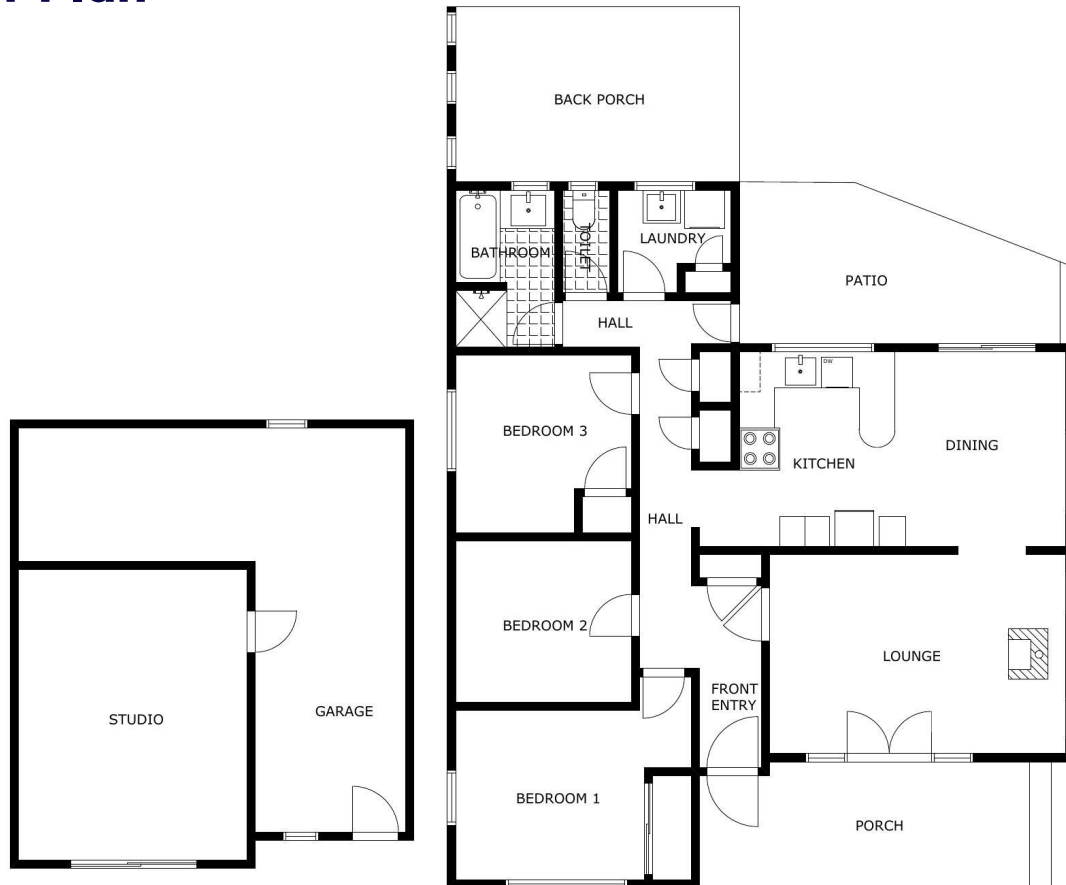




(More or Less) section, allows your little ones to play and explore safely. If you love gardens, then the blank canvas flat section awaits your creativity. The garage has a good sized workshop area that could be used as a decent sized garage if you remove the wall that is currently the hobbies room, this room has been lined and insulated and is a great spot for your teen to have as a games room or would make a good home office etc. Another benefit is having the Taupo Road dairy as your neighbour for convenience shopping and also if you are feeling like fish and chips for your dinner! Whether you are looking to jump onto the property ladder or looking for your next move? 352 Taupo Road allows you the opportunity to purchase and do some refurbishments if you wished and in turn add further value. For further information and to secure your private viewing of this property, Contact us on 0508 NEXTMOVE.



# Floor Plan



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



# Tim Burton & Natalie Willetts

We bring more than 15 years of combined experience in the Real Estate industry, with Tim starting his career in Property Management where he built The Rental Portfolio and the last 9ish years as a successful Salesperson.

Natalie's career started approximately 7 years ago in administration, then knowing this was the perfect career path for her became a successful licensed Salesperson. Tim and Natalie both have recognized the changing landscape of the residential property market in Taumarunui and Surrounding Areas, we have been consistent in winning awards, with the last couple of awards being the successful winners for the "Rate My Agent Suburb Awards for Taumarunui" for the past two years running. This award means the world to us, as it is based on our actual client feedback and number of sales, which is very humbling to us.

Why choose us? Because we understand the importance of our clients' needs and can tailor a service to suit individual requirements. We strongly believe trust, open communication and integrity are the best building blocks for a great working relationship. With our unique and personalised service, you can be confident

that the marketing of your most valuable asset will be with the right team.

Outside of work, we enjoy quality time with our blended family. We love meeting people, the outdoors and like taking the children down to the local walkways and parks, Natalie loves to shop, both in stores and online! and travel around our beautiful country, when the time permits.

We brought Tall Poppy to town to bring Fairness to our clients!! We believe we should be doing the best by you at times, so to be able to bring Tall Poppy's fairer fees, as well as an epic marketing bundle for all our listings, was a no brainer! Not to mention allowing us more flexibility to be out and about where it matters!

We both feel so fortunate to have such a tranquil location to call home. If you enjoy the outdoors then our backyard is sure to please, with the mountains, rivers, popular timber trails and much more on offer. If you have not visited our beautiful community then we suggest you do.

If you're thinking of buying Or selling , give us a call, we would love to help you on 0508NEXTMOVE.



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