

# PROPERTY INFORMATION PACK



**1/179 Kilkeny Drive East Tamaki 2016**



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**RE/MAX**

# PROPERTY PACK INDEX



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## AUCTION



### A Brick and Tile Beauty

When the sun rises this radiant beauty will captivate your hearts. Featuring a lovely presented family home, An open plan living boosts a good size kitchen with a breakfast bar, dining, and generous lounge. Three double bedrooms with the master bedroom with ensuite and walk in wardrobe.

An immaculate family bathroom with vanity, separate bath and separate shower. The vanity with spacious draws and cupboards perfect for all sundry items to be neatly stored away. Separate toilet.

Internal access double car garaging with room for a small workbench for the home handyman

Perfect indoor-outdoor flow. Charm family and friends from the paved entertainment area with hors d'oeuvres and a chilled glass of their favourite beverage. They will never want to leave.

Superb location only minutes drive to Botany Town Center or take a bus just steps from your front door.



**For Sale: AUCTION (unless sold prior)**  
**Onsite 2.30 pm Saturday 31st October**

**Inspection: Sat/Sun 2.00 pm - 2.30 pm**

**View all documents online:** [www.1-179kilkennydr.co.nz](http://www.1-179kilkennydr.co.nz)

**Floor Area: 149 m<sup>2</sup>**

**Land Area: 349 m<sup>2</sup>**

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## 179 KILKENNY DRIVE EAST TAMAKI HEIGHTS MANUKAU

**Last Official Sale Price:** \$290,000  
**Last Official Sale Date:** 23-Oct-1999  
**Last Official Sale Type:** Whole. One property involved  
**Sale Tenure:** Freehold  
**Purchase Relationship:** Market Level - Bonafide  
**Net Sale Price:** \$282,000  
**Chattels:** \$8,000

**Rating Valuations:** \$1,000,000  
**Land Value:** \$660,000  
**Improvements Value:** \$340,000  
**Valuation Date:** 01-Jul-2017  
**Valuation Address:** 179 KILKENNY DRIVE EAST  
TAMAKI HEIGHTS MANUKAU  
**Valuation Reference:** 35581/25201  
**Legal Description:** LOT 4 DP 195644  
**TA Name:** Auckland  
**Tenure:** Not Leased (Owner is Occupier)  
**Floor Area:** 149 m<sup>2</sup>  
**Land Area:** 349 m<sup>2</sup>  
**Bedrooms:** 3  
**Building Age:** 2000 - 2009  
**Category:** Residential, Dwelling, average (RD)  
**Wall Material:** Brick / GOOD  
**Roof Material:** Tile Profile / GOOD  
**Contour:** Level  
**Deck:** N  
**Parking Freestanding:** 2 cars  
**Parking Main Roof:** 2  
**Land Use:** Single Unit excluding Bach  
**Zoning:** Residential (9C)

**Owners:** Fox, Alfred John  
**Certificate Of Title:** NA124B/818 (Freehold)

**Comments:** Add comment





**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** **NA124B/818**  
**Land Registration District** **North Auckland**  
**Date Issued** 01 November 1999

**Prior References**

NA124B/813

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<b>Estate</b>	Fee Simple
<b>Area</b>	349 square metres more or less
<b>Legal Description</b>	Lot 4 Deposited Plan 195644

**Registered Owners**

Noel Girven Cunningham and Pamela Margaret Buchan as Executors

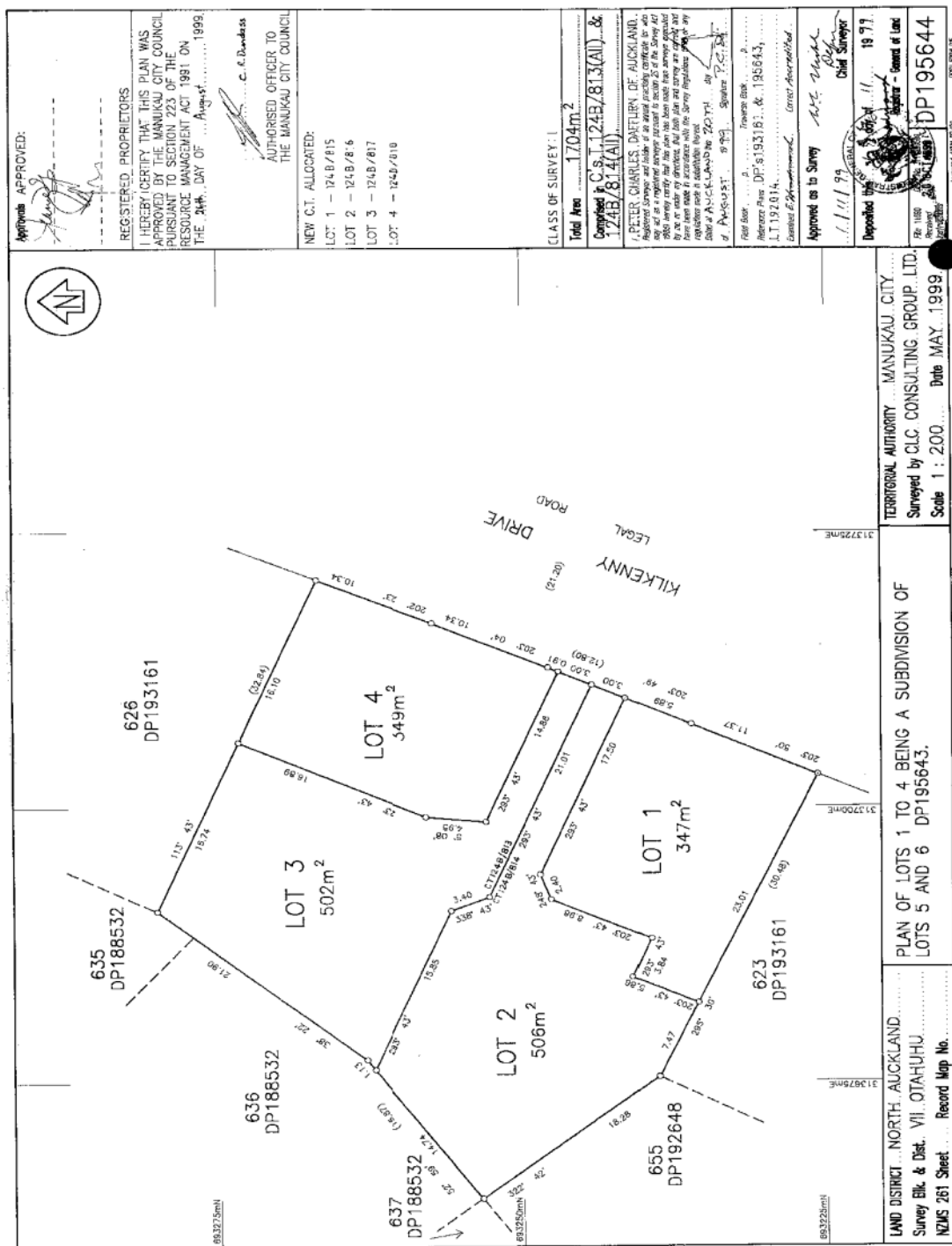
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**Interests**

Land Covenant in Transfer D361594.12 - produced 25.2.1999 at 9.00 am and entered 9.3.1999 at 9.00 am

Fencing Covenant in Transfer D361594.12 - produced 25.2.1999 at 9.00 am and entered 9.3.1999 at 9.00 am







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# 179 Kilkenny Drive

Howick, 2016  
**Record of title**

NA124B/818

## Legal description

LOT 4 DP 195644

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## Property valuations

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### Latest property values (to be used for 2021/2022 rates)

#### Capital Value (CV)

\$1,000,000

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

\$660,000

#### Value of improvements

\$340,000

#### Valuation number

35581-00000025201

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

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### Current property values (used for 2020/2021 rates)

#### Capital Value (CV)

\$1,000,000

Your current property rates payments are based on this valuation.

Land value

\$660,000

Value of improvements

# Property rates

Rates this year 2020/2021

Pay rates

\$2,780.20

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

Rates assessment number

12345221342

Detailed rates breakdown

Type of rate	Calculation	Total rate
General Rate - Urban Residential	Capital Value \$1,000,000 x 0.00195455	\$1,954.55
Natural Environment Targeted Rate - Non Business	Capital Value \$1,000,000 x 0.00004326	\$43.26
Uniform Annual General Charge	Number of separate parts 1 x \$439.00	\$439.00
Waste Management - Base Service	Number of separate parts 1 x \$141.03	\$141.03
Waste Management - Standard Refuse	Number of separate parts 1 x \$141.60	\$141.60
Water Quality Targeted Rate - Non Business	Capital Value \$1,000,000 x 0.00006076	\$60.76
Total rates assessed for 2020/2021 (including GST)		\$2,780.20



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## Property information

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### Land area

349m<sup>2</sup>

### Land use

Single units, excluding bach

### Description of improvements

DWG OI

[View in GeoMaps](#)

### Local board

Howick

### Property Category

RD200B

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

Click [here](#)  for the PDF

### Total floor area

149m<sup>2</sup>

### Building site coverage

149m<sup>2</sup>

### Property zone

Residential - Mixed Housing Urban Zone

### Number of bedrooms

3

Off-street parking

2

Garage under main roof

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2

# Property Guru

By  CoreLogic®

**Street Address:** 1/179 Kilkenny Drive, East Tamaki Heights, Manukau

## Zoned Schools for this Property

### Primary / Intermediate Schools

POINT VIEW SCHOOL	1.4 km
SOMERVILLE INTERMEDIATE SCHOOL	3.4 km
STAR OF THE SEA SCHOOL (HOWICK)	2.1 km

### Secondary Schools

BOTANY DOWNS SECONDARY COLLEGE	0.5 km
SANCTA MARIA COLLEGE	2.4 km

## Early Childhood Education

### Dannemora Kindergarten

141 Kilkenny Drive  
Dannemora  
Auckland  
Ph. 09-2712397

**Distance:** 0.2 km  
**20 Hours Free:** Yes  
**Type:** Free Kindergarten  
**Authority:** Community Based

### Just Kidz Educare

1 Willowbank Close  
Dannemora  
Auckland  
Ph. 09-2742928

**Distance:** 1.0 km  
**20 Hours Free:** Yes  
**Type:** Education & Care Service  
**Authority:** Privately Owned

### Kindercare Learning Centres (18 A)

Cratloe Lane  
Dannemora  
Auckland  
Ph. 09-2733799

**Distance:** 0.8 km  
**20 Hours Free:** Yes  
**Type:** Education & Care Service  
**Authority:** Privately Owned

### Kindercare Learning Centres (18 B)

Cratloe Lane  
Dannemora  
Auckland  
Ph. 09-2733799

**Distance:** 0.8 km  
**20 Hours Free:** Yes  
**Type:** Education & Care Service  
**Authority:** Privately Owned

### Kindercare Learning Centres (18 C)

Cratloe Lane  
Dannemora  
Auckland  
Ph. 09-2733799

**Distance:** 0.8 km  
**20 Hours Free:** Yes  
**Type:** Education & Care Service  
**Authority:** Privately Owned

## Primary / Intermediate Schools

### BAVERSTOCK OAKS SCHOOL

21 Baverstock Road  
Flat Bush  
Auckland  
Ph. 09 278 6741

**Distance:** 1.9 km  
**Decile:** 6  
**Age Range:** Full Primary  
**Authority:** State  
**Gender:** Co-Educational  
**School Roll:** 582  
**Zoning:** Out of Zone



# Property Guru

By  CoreLogic®

## POINT VIEW SCHOOL

Kilkenny Drive  
Howick  
Auckland  
Ph. 09 274 0637

**Distance:** 1.4 km  
**Decile:** 9  
**Age Range:** Contributing  
**Authority:** State  
**Gender:** Co-Educational  
**School Roll:** 780  
**Zoning:** In Zone

## SOMERVILLE INTERMEDIATE SCHOOL

39 Somerville Road  
Howick  
Auckland  
Ph. 09 535 1070

**Distance:** 3.4 km  
**Decile:** 10  
**Age Range:** Intermediate  
**Authority:** State  
**Gender:** Co-Educational  
**School Roll:** 927  
**Zoning:** In Zone

## STAR OF THE SEA SCHOOL (HOWICK)

14 Oakridge Way  
Howick  
Auckland  
Ph. 09 534 6766

**Distance:** 2.1 km  
**Decile:** 9  
**Age Range:** Contributing  
**Authority:** State Integrated  
**Gender:** Co-Educational  
**School Roll:** 537  
**Zoning:** In Zone

## Sancta Maria Catholic Primary School

317 Te Irirangi Drive  
Flat Bush  
Manukau  
Ph. 09 2715249

**Distance:** 2.5 km  
**Decile:** 5  
**Age Range:** Contributing  
**Authority:** State: Integrated  
**Gender:** Co-Educational  
**School Roll:**  
**Zoning:** No Zone

## WILLOWBANK SCHOOL (HOWICK)

56 Middlefield Drive  
Howick  
Auckland  
Ph. 09 271 1077

**Distance:** 1.1 km  
**Decile:** 8  
**Age Range:** Contributing  
**Authority:** State  
**Gender:** Co-Educational  
**School Roll:** 772  
**Zoning:** Out of Zone

## Secondary Schools

## BOTANY DOWNS SECONDARY COLLEGE

575 Chapel Road  
Howick  
Auckland  
Ph. 09 273 2310

**Distance:** 0.5 km  
**Decile:** 9  
**Age Range:** Year 9-15  
**Authority:** State  
**Gender:** Co-Educational  
**School Roll:** 1327  
**Zoning:** In Zone

# Property Guru

By  CoreLogic®

## ELIM CHRISTIAN COLLEGE

159 Botany Road  
Howick  
Auckland  
Ph. 09 538 0368

**Distance:** 2.7 km  
**Decile:** 8  
**Age Range:** Composite  
**Authority:** State Integrated  
**Gender:** Co-Educational  
**School Roll:** 534  
**Zoning:** No Zone

## Mission Heights Junior College

Jeffs Road  
Flat Bush  
Auckland  
Ph. 09 277 7881

**Distance:** 2.8 km  
**Decile:** 7  
**Age Range:** Secondary (Year 7-15)  
**Authority:** State  
**Gender:** Co-Educational  
**School Roll:**  
**Zoning:** Out of Zone

## Ormiston Junior College

Ormiston Road  
Flat Bush  
Auckland  
Ph. 09 9740 140

**Distance:** 3.2 km  
**Decile:**  
**Age Range:** Secondary (Year 7-15)  
**Authority:** State  
**Gender:** Co-Educational  
**School Roll:**  
**Zoning:** Out of Zone

## SANCTA MARIA COLLEGE

319 Te Irirangi Drive  
Howick South  
Manukau City  
Ph. 09 274 4081

**Distance:** 2.4 km  
**Decile:** 7  
**Age Range:** Year 7-15  
**Authority:** State Integrated  
**Gender:** Co-Educational  
**School Roll:** 744  
**Zoning:** In Zone

## Tertiary

### DECA Training

cnr Accent Drive & East Tamaki Rd  
Ph. 09 273 1272

**Distance:** 2.0 km  
**Tertiary type:** Private Training Estab

### East Auckland Performing Arts

Upper Level, Fountain Lane North  
Ph. 09 277 7384

**Distance:** 0.8 km  
**Tertiary type:** Private Training Estab

### NZ Institute of Business Studies

42 Gracechurch Drive  
Ph. 09 274 1917

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

### New Zealand Institute of Learning and Developme

14 Moycullies Lane  
Ph. 09 273 6030

**Distance:** 0.2 km  
**Tertiary type:** Private Training Estab

### Southern Cross Academy (NZ) Limited

17 Nandina Ave  
Ph. 09 274 0550

**Distance:** 2.0 km  
**Tertiary type:** Private Training Estab

# Property Guru

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## 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).

## Currency of Data

**CoreLogic Address Data:** 18 September 2020

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# Property Guru



**Street Address:** 1/179 Kilkenny Drive, East Tamaki Heights, Manukau  
**Area:** Dannemora , Manukau

## Latest Quarter

**01 April 2020 to 30 June 2020**

Type	Bedrooms	Bonds Received	Average Rent	Rent Range	Median
House	3	9	\$650	\$627 - \$680	\$640
House	4	6	\$724	\$700 - \$750	\$727

## Last 12 months

**01 July 2019 to 30 June 2020**

Type	Bedrooms	Bonds Received	Average Rent	Rent Range	Median
Apartment	2	12	\$515	\$495 - \$540	\$520
House	2	13	\$526	\$517 - \$550	\$540
House	3	27	\$646	\$640 - \$660	\$650
House	4	28	\$735	\$700 - \$760	\$725
House	5+	5	\$817	\$743 - \$865	\$810

## 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:** 18 September 2020



# REINZ PROPERTY EXPORT

Subject to the REINZ Authorised User Agreement

Generated: 29 Sep 2020  
Generated By: Eileen Becker

This table was created with the following query: The locations East Tamaki Heights, Auckland; Date Range: June 2020 to August 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 - 4

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
5 Delmont Close, East Tamaki Heights, Auckland	East Tamaki Heights, Auckland	\$1,355,000	23 Jun 2020		04 Mar 2020	03 Jul 2020	89	Residence	P - Private Treaty(Neg.)	\$1,275,000	4	197	566	Freehold
4 Nier Place, East Tamaki Heights, Auckland	East Tamaki Heights, Auckland	\$1,020,000	17 Jul 2020		04 Jun 2020	03 Aug 2020	29	Residence	A - Auction	\$1,025,000	3	176	416	Freehold
4 Moycullen Lane, East Tamaki Heights, Auckland	East Tamaki Heights, Auckland	\$1,251,000	26 Jul 2020		24 Jun 2020	17 Aug 2020	32	Residence	A - Auction		3	190	400	Freehold
11 Dairyland, East Tamaki Heights, Auckland	East Tamaki Heights, Auckland	\$1,170,000	20 Aug 2020			21 Aug 2020		Residence	Non-market sale		4	159	455	
211 Kilkenny Drive, East Tamaki Heights, Auckland	East Tamaki Heights, Auckland	\$1,307,000	21 Aug 2020		29 Jul 2020		22	Residence	A - Auction	\$1,025,000	3	168	458	Freehold

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