

# LOVELY LIFESTYLE LIVING

EXCLUSIVE



 3  
BEDROOM

 1  
LIVING

 2  
BATHROOM

 4  
GARAGE



## 65 Catley Road, Taupiri

Lovely lifestyle property located within an easy half hour drive to either Chartwell, or Te Rapa. Live your best life, grow your own meat and veges on 1 hectare of flat land fenced into 3 paddocks.

View on [www.trademe.co.nz](http://www.trademe.co.nz) REF # SDRE091



**View on TradeMe**  
**REF # SDRE091**

For property reports and additional resources relating to this property please go to [selldirect.co.nz](http://selldirect.co.nz) or contact our Licensed Negotiator

**Andrew Wells**  
**027 728 7965**

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## FLOOR PLAN

- Rural Outlook
- Double Garage Plus 2 Bay Shed
- Rain Water Collection Plus 2 Water Tanks
- 3 Fenced Paddocks
- Post and Wire
- Post and Rail Fencing

## PROPERTY FEATURES

- Fixed Floor Covering
- Light Fittings
- Curtains/Drapes,/linds
- TV Aerial
- Household Keys
- Stove
- Dishwasher
- Kitchen Waste Disposal
- Heatpump
- Heated Towel Rail
- Alarm
- Garage Door Remotes
- Clothesline
- 2 Animal Troughs

## CHATELS

Land Value:	<b>\$310,000</b>	C.T:	<b>SA64C / 631</b>
Improvements Value:	<b>\$340,000</b>	Lot:	<b>2</b>
Capital Value:	<b>\$650,000</b>	DPS:	<b>77565</b>
Rates:	<b>\$2,567.00</b>	Floor Area:	<b>140m<sup>2</sup></b>
Age:	<b>1990's</b>	Land Area:	<b>1 ha</b>

## LEGAL DESCRIPTION



## Looking To Save Money On Agent Commission?

Sell Assist is New Zealand's premium flat rate Licensed Real Estate agency. We offer a fixed fee of \$5,995 incl GST (excluding marketing) on all sales New Zealand wide. With a lower commission you can sell faster, make more money and really maximise your sale. For more information please give us a call on 0800 735 534 or visit [selldirect.co.nz](http://selldirect.co.nz)