



Information memorandum

60B Surrey Road, Springvale, Whanganui
[bayleys.co.nz/3002523](https://www.bayleys.co.nz/3002523)



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Introduction

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Springvale stunner: move-in ready!

Nestled in the sought-after Springvale neighborhood, this lovely property has been completed to the highest standards, now offering a pristine home ready for you to move right in.

This tranquil and private back section boasts mature gardens, creating the perfect setting for this purposefully designed home. With construction now finished, you can spend the summer enjoying your brand-new home. The North-facing lounge, kitchen, dining, and outdoor living areas ensure year-round comfort and enjoyment. Two sliding doors seamlessly connect the living spaces to the verdant garden, enhancing the natural flow of this thoughtfully crafted home.

The master bedroom welcomes the late-day sun, offering access to a private outdoor oasis via a ranch slider. The rest of the family is well taken care of with two additional bedrooms, one and a half bathrooms, and a generously sized kitchen. Featuring a sleek stone benchtop and a breakfast bar, this kitchen not only offers convenience but also a touch of elegance. Plus, the added bonus of a water softener safeguards your appliances from Whanganui's hard water.

A brand-new house in an established neighborhood presents a unique opportunity. Don't miss out on making it yours - give us a call today!

The property

Springvale, 60B Surrey Road

Legal description	LOT 2 DP 572456 CT 1063618
Website	bayleys.co.nz/3002523
Rates	TBC
Capital value	Land value \$195,000 - 1 October 2022 Improvements value TBC
Bedrooms	Three bedrooms
Bathrooms	One bathroom, two toilets
Living rooms	Open plan living and dining
Levels	One
Heating	Heatpump
Chattels included	Wall oven, gas hobs, rangehood, dishwasher, fixed floor coverings, light fittings, heat pump, auto garage door, auto garage door remotes x2, security system

Features	<ul style="list-style-type: none">• Fully inclusive designer kitchen with stone benchtop and breakfast bar• Designer range Fisher & Paykel appliances, including upgraded gas cooktop, oven, rangehood, and designer tapware.• Three double bedrooms, master bedroom with fitted wardrobe• Family bathroom with quality wall hung Newtech vanity and tailored oval mirror• Additional toilet and basin. Both toilets with soft-close lids.• Internal access single garage with four-panel upspecced garage door• Garage carpet and wet area flooring for laundry area• Two off-street parking spaces• Built-in laundry in the garage with custom benchtop and fitted shelves• Security system with internal keypad• Panasonic heatpump• Gas hot water• Landscaped section - pathways, patios, fencing, coloured concrete• Internal and external fibre connection installed ready for connection• Strong foundation - Ribraft for peace of mind• Fully double-glazed windows• Water softener plumbed in• Clothesline and letterbox included• Resene Zylone and Lustercryl paints• Comprehensive 10 year warranty
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Photo gallery



Photo gallery



Photo gallery



Photo gallery



Photo gallery



Photo gallery



Photo gallery



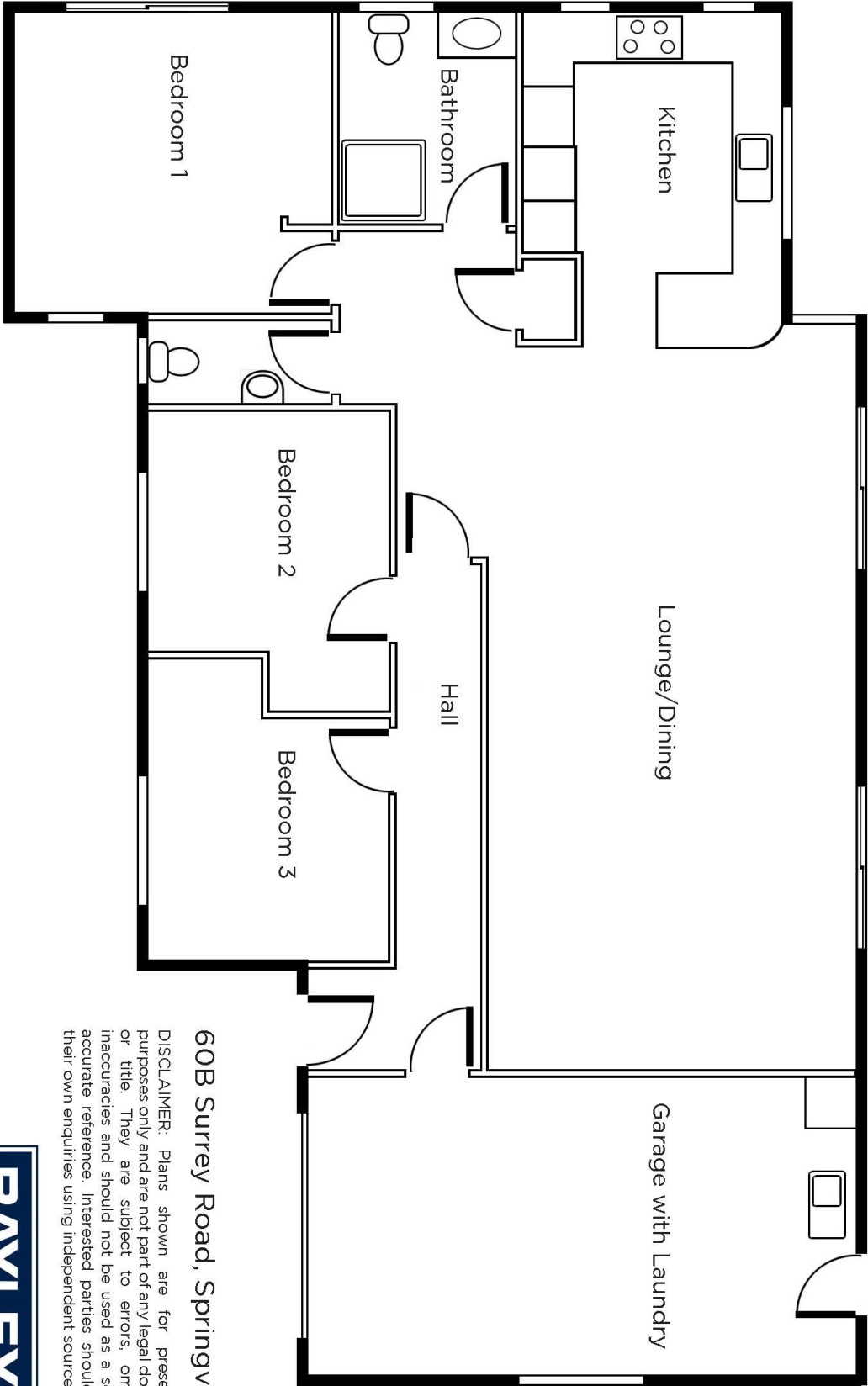
Photo gallery



Photo gallery



Floor plan



60B Surrey Road, Springvale

DISCLAIMER: Plans shown are for presentation purposes only and are not part of any legal document or title. They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference. Interested parties should make their own enquiries using independent sources.





Method of sale

Method of sale

Offers invited over \$749,000

Proudly marketed by

Lyn Wickham

027 267 5813

lyn.wickham@bayleys.co.nz

BARTLEY REAL ESTATE LTD, LICENSED UNDER THE REA ACT 2008

Your sales team



Lyn Wickham

027 267 5813 | lyn.wickham@bayleys.co.nz

BARTLEY REAL ESTATE LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

Lyn is passionate about helping her clients achieve top results in all their Real Estate needs. Honest, upfront and a true local having grown up in Whanganui.

Lyn believes hard work and commitment to results are the reason for her excellent track record with a wide and varied range of properties sold across the entire Whanganui region. She understands the Whanganui property market and has developed a quality database of buyer and sellers. Lyn's open and friendly personality has turned many of her clients into lifelong friends.

Lyn's commitment to securing the best for her clients shines through as her strong network of referrals and repeat business attest to. Her warm and caring personality makes her relatable and she makes buying or selling a stress free and relaxed experience. She understands the importance of open and honest communication and loves providing feedback to both vendors and sellers. Lyn believes in negotiation and has proven results in securing top value in the market and believes that a win-win situation for all parties is her end goal.

Lyn is an avid golfer, loves travelling and most importantly loves Whanganui and she makes a point in staying actively involved in the community.

- Top 20% of salespeople throughout Bayleys nationwide
- Top of division, residential Whanganui 2020/2021

Teresa Grant

Sales Associate to Lyn Wickham | 0212 620 1136 | teresa.grant@bayleys.co.nz

BARTLEY REAL ESTATE LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

Teresa combines an English degree with two decades in sales and marketing and is excited to be joining Lyn in the sales sphere. During her four years with Bayleys she has worked in administration, compliance and marketing, and has attained her salespersons licence, and the NZ Certificate in Real Estate (Branch Manager). This wealth of experience in every aspect of real estate makes Teresa the logical choice when appraising and marketing your biggest asset.

Approachable and conscientious, you can be sure Teresa will work with your best interests at heart, every step of the way.





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **1063618**
Land Registration District **Wellington**
Date Issued 08 August 2022

Prior References

WN48A/532

Estate Fee Simple
Area 489 square metres more or less
Legal Description Lot 2 Deposited Plan 572456

Registered Owners

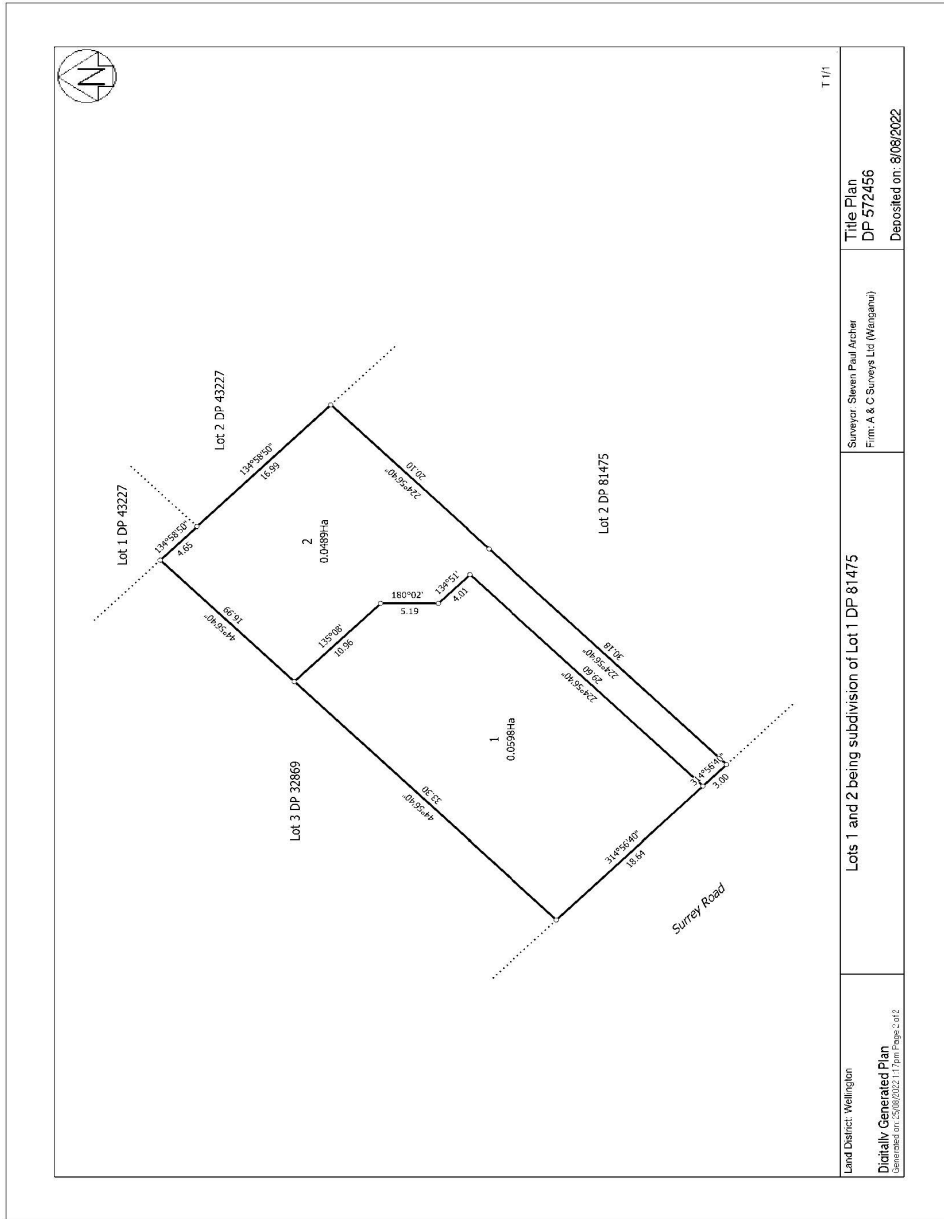
Interests

Transaction Id
Client Reference mpalacio001

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Register Only

Identifier

1063618



Transaction Id
Client Reference mpalacio001

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Register Only



60B Surrey Road, Springvale, Whanganui

ARE YOU IN A POSITION TO MAKE AN OFFER?

Getting ready to buy

Buying a new home is an exciting time, but it can also be a little daunting if you don't have the right knowledge and support to help you through the process. We're here to guide you.

- Find out how much you can borrow
- Getting a mortgage pre-approval
- Find the best interest rate and cash contribution
- Access to a wide range of lenders
- Take care of all the paperwork

We work closely with you over your home buying journey to find a home loan that's right for you, get you the best deal and show you how to get debt free, faster.



What will your repayments be?

Loan \$,000	300	400	500	600	700	50
5.75%	1,751	2,334	2,918	3,501	4,085	292
6.00%	1,799	2,398	2,998	3,597	4,197	300
6.25%	1,847	2,463	3,079	3,694	4,310	308
6.50%	1,896	2,528	3,160	3,792	4,424	316
6.75%	1,946	2,594	3,243	3,892	4,540	324
7.00%	1,996	2,661	3,327	3,992	4,657	333
7.25%	2,047	2,729	3,411	4,093	4,775	341
7.50%	2,098	2,797	3,496	4,195	4,895	350
7.75%	2,149	2,866	3,582	4,298	5,015	358

Consider the change to your monthly repayment when the loan increases by 50K

*Minimum monthly repayments above based on interest rate over a 30-year documented loan term (subject to change).

Do you know what your highest offer is?

Lender	Maximum borrowing capacity
A	\$1,050,234
B	\$1,021,894
C	\$989,712
D	\$935,643
E	\$811,968
F	\$765,664

This scenario shows how different lenders might assess the maximum borrowing capacity for clients in the same financial position. The client's ability to buy will be influenced by which lender they choose. These figures are an example only, and will change based on the different lenders considered, and the borrower's personal circumstances.

vega

BAYLEYS



Natalie Sara

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