



35A Vernal Street Nawton

Easy Living, Exceptional Value

RAY & CHRISTINE

A decade of *selling*, a decade of *results*.



A Place to Call Home

This inviting two-bedroom home combines comfort, quality, and convenience. Built from split brick and weatherboard with aluminium joinery, it offers lasting durability and low-maintenance living. Set back from the road amongst established gardens, it features a modern kitchen and bathroom, light-filled living spaces, and year-round comfort with a heat pump. The generous section provides space to entertain, garden, or relax, while the single garage offers secure parking and extra storage. Conveniently located close to everyday amenities, this move-in-ready property is an opportunity not to be missed.



2
BEDROOMS



1
BATHROOM



1
LIVING AREA



1
GARAGE



½ share of 880m2
LAND AREA
more or less



80m2
FLOOR AREA
more or less

Property Information

Legal description: Firstly an Estate in Fee Simple being an undivided ½ share of 880sqm more or less of Lot 16 DP S16900, and Secondly an Estate in Leasehold being Flat B DP S18656 as specified on Instrument L S659846 for a Term of 999 years of computed from 1.3.1974

Certificate of Title: SA17A/1274 & SA17A/1272

CV \$510,000

LV \$280,000

IV \$230,000

HCC Rates

\$3,220.98pa

EW Rates

\$493.80pa

Chattels

- Fixed Floor Coverings
- Light Fittings
- Rangehood
- Stove
- Dishwasher
- Heated Towel Rail x1
- Heat Pump x1
- Smoke Detector
- Drapes
- Blinds
- Bathroom Extractor Fan x1
- Garden Shed x1

Rental Appraisal

\$520.00 - \$540.00pw

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Let's
Talk



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This document has been prepared to assist solely in the marketing of this property. We do not take responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information.

