

# TSB Realty Property & Places

## 5 PRICE STREET, WESTOWN

NEW LISTING



View Sun May 10th, 1.30 - 2.15pm



### HOME & INCOME IN WESTOWN'S HUB

If you are looking for an extra income plus a spacious 3 double bedroom and hobby room/4th bedroom, here is your opportunity to view this much loved home. The spacious sun drenched separate lounge room offers a pleasant outlook and generally the home reflects many features of the 1960's era. The sunny self contained unit has 2 double bedrooms, separate lounge room and kitchen and has been very popular with tenants staying for long periods and the sitting tenant wanting to do the same. Tandem basement garaging, separate garage/workshop and sleepout add to sought after requirements for today's buyers. Westown shopping centre just around the corner, primary school & kindergarten.

Expressions Of Interest

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5401

[www.open2view.com/341207](http://www.open2view.com/341207)

Jan Bishop  
A/H 769 9062 | M 0274 814 992  
E [janbishop@xtra.co.nz](mailto:janbishop@xtra.co.nz)



## 32 DOONE STREET, LYNMOUTH

NEW LISTING



View Sun May 10th, 12.30 - 1.15pm



### A DARLING ON DOONE

When you are particular about location what better way to start with not only a very much loved and well maintained 1950's stucco 2 bedroom + office home, but an extremely sought after position close to hospital and schools and the choice of two nearby shopping centres. The potential to increase the size of this home in the future is made easy with the 807m2 flat section, fenced at the rear and currently has a tandem garage on the property. Constructed of stucco and concrete tiled roof and insulated in the ceilings and under the timber floor, this original and immaculate home welcomes a new owner.

Negotiating Range \$275,000 - \$325,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5405

[www.open2view.com/341208](http://www.open2view.com/341208)

Jan Bishop  
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120 Devon Street East | New Plymouth | 06 968 3800 | Mon - Fri 8.30am - 5pm and Sat 10am - 12.30pm  
21 Bell Block Court | Bell Block | 06 755 4451

LICENSED UNDER THE REAL ESTATE AGENTS ACT 2008



## 6A BALLANCE STREET, LOWER VOGELTOWN



View Sun May 10th, 1.00 - 1.45pm



### CALLING ALL TARZANS AND JANES!!!

Go on let your echo's bounce across the valley and swing from the trees here in this bushy 3503m2 hillside of nature. A great adventure playground for the kids or a quiet retreat and hide away in the city. With a modest 3 bedroom bungalow featuring natural timber floors, stained glass and awesome views across the valley. It's a great place to raise the children or a sanctuary for nature lovers. So if you want to live on a top street in Lower Vogeltown, this is a good opportunity to invest. Be quick "Beat the Jungle Call" and call Moira to view today.

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5385

[www.open2view.com/341565](http://www.open2view.com/341565)

Expressions of Interest Rateable Value \$275,000

Moira Blundell AREINZ  
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### 402 HURSTHOUSE RD, TARURUTANGI



#### AN ENVIABLE LIFESTYLE AWAITS

Elevated for all day sun & stunning sea & mountain views, family brick home, 2 living areas with great indoor/outdoor flow. 3 bedrooms (master with ensuite) office, double garaging with int access, plus large implement sheds & much more on a 39acre block of land.

\$1,100,000  
[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5363  
Cindy Hosking 021 359 283  
Linda Batten 027 253 2992



### 393A CARRINGTON ST, VOGELTOWN



#### VENDORS WANT SOLD

- 2 double bedrooms
- 2 bathrooms
- Separate lounge
- Single garaging
- Conservatory
- Flat 346m2 section • RV \$245,000

Offers  
[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5155  
Cindy Hosking 021 359 283  
Linda Batten 027 253 2992



### 389 KORITO ROAD, KORITO



#### "THE GOOD LIFE" OFF THE GRID

- 10 acre self sufficient property
- Modern 3 bedroom family home
- 2 Bedroom self contained Bach
- Self contained studio Bach
- Off the grid solar & Water turbine power
- Orchards, Greenhouses, nursery

All serious offers considered  
[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5362  
Cindy Hosking 021 359 283  
Linda Batten 027 253 2992



### 27 SAXTON ROAD, VOGELTOWN



#### HIDDEN RETREAT

Tucked away on the edge of town, surrounded by farmland and mature trees, this tranquil oasis set on just under half an acre awaits your inspection. Sunny 3 storied, 4 bedroom family home. Self contained 2 bedroom unit. 3 car garaging, in-ground swimming pool.

All serious offers considered  
[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5361  
Cindy Hosking 021 359 283  
Linda Batten 027 253 2992



## RECENT SALES



### CINDY HOSKING

0800 2 CINDY  
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[cindy@smart-agents.nz](mailto:cindy@smart-agents.nz)

### LINDA BATTEN

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(0800 2 54632)  
[linda@smart-agents.nz](mailto:linda@smart-agents.nz)



**Smart-Agents.nz**  
Smart **M**inds **A**chieving **R**esults **T**ogether





View Sun May 10th, 2.30 - 3.30pm



## EGMONT ROAD HAS LIFESTYLE AND VIEWS

### 1938 EGMONT ROAD, KAIMIRO

**TSB Realty consultant Cindy Hosking has marketed more than a few lifestyle properties for clients – and she is particularly qualified to do so.**

Cindy and husband Ray have owned their own lifestyle property at 1938 Egmont Rd for the past seven years and so she is thoroughly familiar with all the aspects of living on and managing such a property. Miniature horses were her focus on the property in this time and she has gained national recognition for her animals at various shows. Looking out over her pint-sized but much-prized stallions and mares grazing the pastures out in front of the sunny north-facing deck, you can appreciate her reluctance in now selling this rural retreat. Circumstances dictate, however, and the couple are now looking to another lifestyle change.

It probably won't be as dramatic as their original move out here. "It was one ugly duckling," Cindy declares. "My husband dragged me up here and said 'Don't look at the house ... we can change the house, but we can't change the land'."

The land was flat pasture covering 2.228ha (about 5 acres) just across the road from the quirky Volcano View cafe. The name of that establishment more than hints at the outlook here – Mt Taranaki rears up majestically behind the property and the distant jagged peaks of Tongariro and Ruapehu are visible out right on clear days. To the left, there's the bulk of German Hill with the occasional glider adding its variety to the view.

The view up Egmont Rd to the mountain that seems to sit square in the centre of the seal is a stunner – so much so that people regularly stop their cars to take in the image. "Everyone stops at our driveway to see the mountain and take photos. It's right in the middle of the road ... it's quite cool."

Cindy had to admit the setting was a winner. "I love the views, I love the mountain, I love the land. I love the fact we can sit out here and look out over the land.

"But we'd come from a beautiful villa in town, and this house was a ripper ... I called it my love shack; I had to love him to live here!"

Cindy's smile says she's got over that initial upset and the work they have since completed has substantially improved the old weatherboard home and its environment. "I could see the potential here ... absolutely," she says. "We've brought it into the 21st Century, and we've made it a home."

The former three-bedroom city home was moved on to this site back in 2005. Previous owners had made some changes, putting in aluminium-framed joinery and a new kitchen.

Character appeals to Cindy and the couple added a dash of that in their changes here. A ranchslider back door was removed and timber French doors put in. The hallway floorboards inside were sanded and polished to enhance the colour and grain.

The 3m-plus ceiling height appealed to them from the start. "Ray and I are both six-footers, so we like to have a sense of space. This is not a huge home, but it feels big." Like many older homes, it lacked storage, so they also put in an attic ladder to gain access to and utilise the roof space. Up here, they also put in insulation to enhance the

home's comfort, while down in the lounge they installed a new woodburner with a wetback connected to the hot-water cylinder behind the wall. A heat transfer system was also fitted to carry the fire's warmth throughout the house. The relatively new kitchen was fine as it was, but Cindy put in new appliances and added a corner pantry for extra storage.

Life extends out from the open-plan kitchen, dining and lounge area to that large deck that looks out over the land. There's also a spa pool out here to relax back into bubbles and warmth. "We sit in there under the stars at night," Cindy notes.

This property has more buildings than just the house to enhance the lifestyle options here.

There's the stable, of course, that Cindy has changed from the original three-bay open shed design. Doors now close it in and it's set up with four stalls for the miniature horses. If new owners want to accommodate regular horses, they can easily reconfigure it to a generous two-stall stable, Cindy says.

There's water and power out here, with a Zip heater inside and a tap at wash area outside. A heavy-duty pump eases the task of circulating water to house and land. Two 30,000-litre roof-fed water tanks sit near the house.

Stacked on the side of the stable are mini bales of silage – a great size for handling feed on a lifestyle block that doesn't have the advantages of the equipment a full farm usually has. Cindy and Ray stacked up 195 of them after this season's harvest.

Near the house is a small 8m-by-4m cottage that the couple have set there with a view to hosting bed-and-breakfast visitors. It's a project that new owners can choose to complete if that appeals, Cindy says.

And then there's the double garage and Ray's unique 'man cave'.

It's got a bar and a large-screen television, of course, and the appropriately rustic décor. But it's also got a deck built in rather than built out.

Cindy points out the steel cable running through pulleys on the ceiling to the top edge of a wall that's clad inside with decking boards. The wall is hinged at the bottom, and the set-up allows Ray to lower the whole wall outside onto a frame set into the ground to form a deck for the 'boys' to relax on at the end of a hot summer's day.

The couple have enjoyed the peace and quiet out here, and the easy proximity to urban services. Cindy says there's better access to the city from here than from Bell Block where they have friends. "I've gone into town from here and beaten them going in from Bell Block."

And she rejects any suggestion that being closer to the mountain makes this setting overly cold. "It's only a couple of degrees different from in the city. We have days when it's beautiful up here and it's pouring down in town and vice versa ... and the only time it has snowed up here is when it snowed in New Plymouth."

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5408

Cindy Hosking 021 359 283  
Linda Batten 027 253 2992



Negotiating Range \$510,000 - \$560,000

120 Devon Street East | New Plymouth | 06 968 3800

21 Bell Block Court | Bell Block | 06 755 4451

LICENSED UNDER THE REAL ESTATE AGENTS ACT 2008

**TSB Realty**  
it's easier with us





## 5 ASPEN PLACE, WHALERS GATE

NEW LISTING



View Sun May 10th, 12.00 - 12.30pm



### SUBSTANTIAL FAMILY HOME IN WHALERS GATE

Looking for space? Look no further... Ideally located in a quiet cul-de-sac, this five bedroom home provides a gourmet kitchen, with butler's scullery, open plan family and dining plus a separate formal lounge. The master bedroom upstairs with its own en suite, north facing patio and private lounge, offers the perfect retreat for Mum's and Dad's who desire a quiet moment to themselves. Built in 2012 practicalities include gas heating and hot water, two heat pumps, security alarm, fully hardwired throughout and has internal access double garaging. It is in close proximity to Francis Douglas Memorial College, Countdown Supermarket and on the bus route for an easy commute to the city. With 283m2 (more or less) of living this home is sure to tick all the boxes for those looking for space in a great location!

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5407

Expressions Of Interest (Rateable Value \$600,000)

Jane Simonson  
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E [jane.simonson@tsbrealty.co.nz](mailto:jane.simonson@tsbrealty.co.nz)



### 181 CORONATION AVE, WELBOURN



Viewing by appointment only

#### QUALITY, SIZE AND LOCATION...

This family home features 4 large bedrooms, an office & 2 separate living rooms & internal Sauna. Racecourse & Mt Taranaki views, while retaining privacy with the upstairs entertainment lounge & deck. Fully fenced, close to, schools, Pukekura Park & the City Centre.

Buyer Enquiry Over \$645,000  
[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5159  
Beau Burmester 021 759 465  
Darrell Paterson 027 493 7134



### 1880 MANGOREI ROAD, MANGOREI



Viewing by appointment

#### PRIVATE, QUIET, FANTASTIC VIEWS

Relax on the large private deck with outstanding views. 3 dble bedroom home offers the ultimate in privacy! Modern kitchen/dining area, a separate lounge with large ranch sliders. Double garage, single garage, firewood sheds which are well positioned on the 8ha (approx.) of land.

Buyer Enquiry Over \$490,000  
[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5288

Darrell Paterson 753 8584 | 027 493 7134



### 1/70 DORALTO ROAD, FRANKLEIGH PARK



#### LATER MAY BE TOO LATE

Situated in this popular & affordable suburb, close to Frankleigh Park shopping village, public transport, local schools, 10 mins approx to New Plymouth CBD & coastal areas. Your 2 bedroom townhouse style home is presented in a neat condition, making it the perfect home to move straight into or rent out. The internal access garaging will keep you dry on the wet days. Amongst the homes assets is a HRV air system. A fenced, manageable garden makes this home very easy care.

Buyer Enquiry Over \$275,000

[www.open2view.com/340223](http://www.open2view.com/340223)  
[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5379

Darrell Paterson  
A/H 753 8584 | M 027 493 7134  
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### 1/85C ELIOT STREET, CENTRAL



View Sun May 10th, 1.00 - 1.30pm

#### DOWNSIZING MAKE AN OFFER

4 bedroom designed with an elegant edge. Lower level has 2 bedrooms, bathroom, dble garaging/workshop & laundry. 2nd level has the beautiful vista over the city & sea. Open plan living & lounge, deck from the kitchen/dining & master bedroom. 2nd bedroom & bathroom.

Negotiating Range \$530,000-\$570,000  
[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5163

Denise Mackey 759 9922 | 027 609 6072



### 2/4 BIRDWOOD AVENUE, MOTUROA



View Sun May 10th, 1.00 - 1.30pm

#### NEST OR INVEST

A wonderful opportunity for 1st home buyers or investors alike. This is comfortable 2 level, 2 bedroom sunny unit that has a 2nd toilet, separate laundry and internal access from the single garage. There is sunny private garden ideal for BBQ's and relaxing.

\$235,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5259

Denise Mackey 759 9922 | 027 609 6072







View Sun May 10th, 11.30 - 12.30pm



## FAMILY SPACE AND PRIVACY IN HIGHLANDS PARK 1 AINSLEE STREET, HIGHLANDS PARK

**The ability to see what might be rather than what is – that's a real advantage when buying a house.**

Nine years ago, Melky and Bev recognised what a modest Spanish-styled New Plymouth residence on a corner section at 1 Ainslee St could become and bought it. The enhancements they have completed here since have created a home that new owners can just more into and enjoy.

"We were looking for a four-bedroom family home with an ensuite," Melky recalls.

The Ainslee St home offered them all that and more – it was in a quiet established area appealing to families and the corner setting was also bounded to the north by tree-clad reserve land that gave them privacy and an assurance they would never be built out. "It's a hidden little gem."

Melky and Bev liked the welcome of the wisteria-draped pergola over the path to the front door and appreciated the textured-plaster wall finish that suggested a Spanish hacienda. They also liked the generous double garage connected to the house with convenient covered access from the timber deck that stretched across the living areas.

The decor, however, had them reaching for paint brushes. "When we bought it, it was very dark, so we updated it with more neutral colours, lightened it all up," Melky says.

A reminder of the original decor is seen in the dark-stained timber beams that cross the ceiling of the living area. "We kept the exposed beams ... they were something different and we quite liked that feature."

The couple did, however, take out the wall between the two small lounges to create one larger space. They also replaced original sliding doors with bifolding alternatives to give them an easier indoor-outdoor flow.

Space was enhanced by extending the wall in front of the kitchen on to the deck area to create a better dining area. More bifolding doors open up the face of this area, almost creating an alfresco dining experience. "We didn't really have a dining area before, and this is a great spot to sit in the morning sun. We've already said that the next house we get has to be north-facing like this."

You know life here is sun-blessed by the dark screens that pull down to cool the dining area, and because of the shade sail that stretches out from the house to cover the spa pool that sits on a step-down area of the deck. "That sail is waterproof so it shelters us from the rain while we are in the spa pool ... and the pool is portable so if someone

doesn't want it, they can just unplug it and remove it."

There are hooks along the eaves for a second sail that they put up in the summer months.

The deck itself is also much larger than it was when they first moved in. Melky and Bev wanted the best indoor-outdoor lifestyle they could create and extended the deck to almost double its size. "We've had 50 people here for a barbecue."

It's a very sheltered outdoor area as well. "I can sit out here in shorts and a singlet, but in town it can be quite cold."

Cherry trees in the reserve next door bloom attractively in season and tui are also drawn to the tasty berries. Wood pigeons are also visitors to the neighbourhood.

Inside, they recarpeted the house. Considering the amount of sun the living areas enjoy, they chose a top-quality Smart Strand carpet for its fade-resistant advantage.

Their refurbishment didn't stop there. The family bathroom and the ensuite were both upgraded with ceramic floor tiles and new fittings – the ensuite also getting a new designer-style glass shower and another much lighter presentation.

"It was dark blue," Melky recalls. Now, it's a classic combination of black and white with a granite top on the vanity illustrating their attention to quality.

They have enjoyed the family accommodations here – the four double bedrooms (two of them especially generous) and the wealth of storage space. "You look at some many new homes and ask 'Where are the cupboards?'," Melky points out.

The kitchen was in their sights for a designer upgrade as well, but new owners will now have that option.

TSB Realty consultant Darrell Paterson is marketing the property which he says is deceptively generous. "This home needs to be inspected ... you'll be impressed!"

It's also appealing for its location, he adds, situated in the sought-after Highlands Park, just minutes from the Merrilands shopping center and local schools and handy to public transport.

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5402  
[www.open2view.com/341190](http://www.open2view.com/341190)

Darrell Paterson  
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## 61B KARAMEA STEET, WHALERS GATE



### IMPRESSIVE, SPACIOUS, ONE LEVEL, BRICK & TILE

Relax and enjoy living on the deck as you bask in the sun and enjoy the incredible bush outlook this home enjoys. Capture the essence of an idyllic lifestyle, all set on a 2887m<sup>2</sup> (Approx ¾ Acre) section. Built to a high standard and sure to impress, this home features 4 bedrooms, practical open plan living with outdoor living, and 4 car garaging. This home will surely please the most discerning buyer. Call me today on 0800 434 872 for your personal appointment to view.

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5395

[www.open2view.com/340651](http://www.open2view.com/340651)

Buyer Enquiry Over \$645,000

Dianne Douds  
0800 434 872 | M 027 249 0146  
E [dianne.douds@tsbrealty.co.nz](mailto:dianne.douds@tsbrealty.co.nz)



### 13 ANNANDALE STREET, LYNMOUTH



#### CHEERFUL SETTING, HAPPY HOME

This property is elevated and enjoys a sun drenched northerly aspect & sea views. 4 bedrooms, 2 bathrooms. O/P living, opening onto a generous balcony. A 2nd outdoor courtyard has a fireplace, ideal for entertaining. Secure this excellent home in a great location.

Negotiating Range \$440,000-\$460,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5404

Dianne Douds 758 9244 | M 027 249 0146

### 20 WESLEY AVE, FRANKLEIGH PARK



View Sun May 10th, 1.45 - 2.15pm

#### A HOME IN A TOP LOCATION

This low maintenance brick & aluminium home, well positioned for all day sun, sitting on a flat section of 605m<sup>2</sup> approx. The living areas are of good proportion & flow nicely to outdoors through sliding doors from dining/family room. With 3 double bedrooms & a double garage.

Negotiating Range \$370,000-\$390,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5380

Gisella Sklenars 753 9524 | 027 430 6445

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz)

### 8 HUNTER PLACE, MERRILANDS



#### EASY CARE LIVING IN MERRILANDS

Proven brick & tile construction this is a warm, sunny & cosy home. 3 bedrooms, 1 bathroom, separate shower & toilet, laundry, gas heating & hotwater, excellent storage. Tidy, functional and good privacy. 1 level living with good outdoor flow to a nice Garden and Courtyard.

Negotiating Range \$400,000-\$450,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5337

Dianne Douds 758 9244 | M 027 249 0146

### 19 RIDD STREET, LYNMOUTH



View Sun May 10th, 1.00 - 1.30pm

#### FANTASTIC FIRST HOME

Sunny, & elevated, comfortable 4 bedroom family home. Open plan living with easy flow to the private outdoor entertaining area & a generous flat section of 954m<sup>2</sup>. Well placed to maximise the area for private living. Good fencing, a double garage & off street parking.

Buyer Enquiry Over \$330,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5365

Gisella Sklenars 753 9524 | 027 430 6445

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz)

### 9A KARAMU STREET, STRANDON



#### "A LITTLE SECRET" IN STRANDON

Unique 2 bedroom unit set on a private rear section is the perfect sanctuary for singles/ couples & those downsizing requiring a low maintenance property. Situated in Strandon & a level stroll to the shops. Upgraded kitchen, roof replaced 4 years ago, single garage.

Negotiating Range \$200,000-\$230,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5330

Dianne Douds 758 9244 | M 027 249 0146

### 57 BELT ROAD, CENTRAL



View Sun May 10th, 12.00 - 12.30pm

#### INNER CITY CHARM

Tucked away off the busy central roads, you will love the peaceful setting of this 1920's character 3 bedroom home, large living areas & handy to city amenities. Walking distance to school, coastal walkway & elevated from the road with a sunny urban outlook makes this bungalow magic.

Negotiable Over \$299,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5374

Kim Fever 0800 80 91 80 | 022 430 4114

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz)

### 130a PENDARVES STREET, CENTRAL



#### RARE EARTH ON PENDARVES

A rare opportunity to buy into a highly sought after residential street. Recent redevelopment of properties on the streets ridge line, due to expansive views over the New Plymouth skyline, Redevelop the property now or land bank for the future, this should not be under estimated

Negotiable Over \$425,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5275

Dianne Douds 027 249 0146

Greg Hull AREINZ 027 476 1071

### 565 MANGOREI ROAD, MANGOREI



View Sun May 10th, 11.00 - 11.30am

#### WANT SPACE?

Country living on a city sized section & only 7 mins approx to town, giving you the peace on the outskirts of town. 1012m<sup>2</sup> approx section is a 1960's original farm house, has been extended to offer 5 bdms, office & open plan living areas. This property is on town supplied water.

Negotiating Range \$410,000-\$450,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5286

Kim Fever 0800 80 91 80 | 022 430 4114

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz)

When you sell with TSB Realty, your community benefits through the TSB Community Trust



14 RIDGEWOOD DRIVE, RIDGEWOOD



INVEST IN A LIFESTYLE

Surround yourself with Nature on this lifestyle property situated oh so close to town. This fabulous 350m2 two storey home features large open plan living opening out onto decking, office, 5 bedrooms (Master with Ensuite and Walk in Robe), 2 bathrooms, 3 toilets and a large basement workshop for the home handyman. The 1.31ha has six paddocks which are easily accessed and there are stables with a tack room and feed store.

Negotiating Range \$570,000 - \$610,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5260

Dianne Douds  
0800 434 872 | M 027 249 0146  
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189 MANGOREI ROAD, MERRILANDS



TIMELESS ARCHITECTURE

Quality construction flows through the bones of this excellent 1960's Cleland-built timber home. 3 bedrooms plus office upstairs. Downstairs is 1 bedroom plus ensuite. Double garage, internal access and great storage. Good outdoor living and sea 'peeps' from the balcony.

Negotiating Range \$480,000-\$520,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5357

Dianne Douds 758 9244 | M 027 249 0146



21A BIRDWOOD AVE, MOTUROA



ULTIMATE IN LIVING

From the tiled entrance, stunning décor and impeccable presentation this home is a complete surprise. Spacious living, 3 bedrooms & 2 bedroom flat, gourmet kitchen PLUS a rumpus room leading to extensive decking with tropical themed gardens surrounding the pool.

Buyers over \$700,000 should inspect

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5271

Dianne Douds 758 9244 | M 027 249 0146



44 DAVIES ROAD, HURDON



THE ULTIMATE FAMILY LIFESTYLE

5 bedroom, 3 bathroom, 4 living, modern 308m2 home sits on a 1023m2 freehold north-facing site & an excellent outlook. Built in 2012 easy flow from living areas to 2 private north facing decks. Double internal access garage, + extra off street parking. Move in, relax & enjoy.

Negotiating Range \$760,000-\$790,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5341

Dianne Douds 758 9244 | M 027 249 0146



3 LYNMOUTH HEIGHTS, LYNMOUTH



REFRESHINGLY PEACEFUL

Sit back and enjoy this functional home situated down a secure private ROW. Three bedrooms, plus office with excellent living spaces. The open plan living flows naturally to the decking. One level, brick and cedar with gas central heating. Single garage, double carport.

Negotiating Range \$460,000-\$500,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5356

Dianne Douds 758 9244 | M 027 249 0146



56B MARATAHU STREET, WESTOWN



EXCELLENT VALUE

Tucked away & set in a gorgeous bush outlook this 4 bedrooms home is an easy drive to the C.B.D. The accommodation is spread over 3 levels & offers 2 bathrooms, 2 living areas, a new prestige kitchen, woodburner & single garage. 1588m2 sub dividable section.

Negotiating Range \$390,000-\$430,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5369

Dianne Douds 758 9244 | M 027 249 0146



58 MARATAHU STREET, WESTOWN



HAPPY FUTURE HERE

Elegant one level brick home. Generous open plan living designed for all day sun. Consisting of 3 bedrooms, ensuite, gas heating and single garage internal access. This property offers durability and ease of living, with an exceptional, peaceful bush outlook.

Buyer Enquiry Over \$450,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5370

Dianne Douds 758 9244 | M 027 249 0146



19 ASHMORE DR, FRANKLEIGH PARK



UNLEASH THE POTENTIAL

Located in a quiet cul-de-sac sits this one level brick Jennian home. Open plan living with 2 living areas, 3 double bedrooms, main bedroom with Ensuite and walk in robe. There is also a hobbies/4th bedroom and a toilet with basin off the garage. If you are looking for a spacious property and do not mind giving this home home a bit of a face lift to bring it to its full potential, then this is the perfect offering.

Phone Dianne on 0800 434 872 for your personal appointment to view

Negotiating Range \$470,000-\$500,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5381

[www.open2view.com/340240](http://www.open2view.com/340240)

Dianne Douds  
0800 434 872 | M 027 249 0146  
E [dianne.douds@tsbrealty.co.nz](mailto:dianne.douds@tsbrealty.co.nz)





## 48 DAWSON STREET, CENTRAL



View Sun May 10th, 2.00 - 2.30pm



### TOWNHOUSE OR APARTMENT ALTERNATIVE

Thinking of retiring? Or looking for that right place in the city? Brilliantly located this is just the ticket to combine work and play with the city shops and cafes just a stroll away. Great road appeal and yet deceptive from this view. Two bedrooms, entrance foyer, spacious open plan living opening onto your own little piece of garden paradise" Huge single garage with plenty of room for workshop bench or sporting equipment (you and your bike will be on the walkway in no time at all)

Expressions of Interest close 4pm 14th May 2015 (unless sold prior)  
Buyers from \$375,000 are invited to view

[www.open2view.com/340340](http://www.open2view.com/340340)  
[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5390

Rosalyn Rowe AREINZ  
A/H 757 9353 M 027 769 7693  
E roz2000@xtra.co.nz



## 23B TUKAPA STREET, WESTOWN



View Sun May 10th, 1.00 - 1.30pm



### RETIRES LOVE WESTOWN

This unit is very handy indeed to the Westown shops, so apart from being a spacious little number it will be highly sought after for the sheer convenience to the local facilities. Built in the 80's, this unit is set back from the busy road. Open plan as you would expect, with 2 bedrooms, good storage, and a single garage with internal access. May I suggest that you view as soon as possible so that you do get a chance to decide before it is sold. Call the listing agent Roz Rowe if you would like to view

\$299,000

[www.open2view.com/340338](http://www.open2view.com/340338)  
[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5389

Rosalyn Rowe AREINZ  
A/H 757 9353 M 027 769 7693  
E roz2000@xtra.co.nz



## 24 HAMBLYN STREET, FITZROY



### AWARD WINNING - WITH PANORAMIC VIEWS

A Category Winner & Gold Award Winner in its category in the regional awards in the 2008 Taranaki Registered Master Builders House of the Year competition. You can see why this home was a deserving winner. A large family home that easily caters for extended family particularly with the semi self-contained studio at ground level. 5 bedrooms including the studio, separate formal lounge & an office/parents retreat on the mezzanine. From the living areas & the mezzanine, it's easy to relax here.

Expressions of Interest close 4 pm 14th May 2015 (unless sold prior)

[www.open2view.com/340339](http://www.open2view.com/340339)  
[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5388

Rosalyn Rowe AREINZ  
A/H 757 9353 M 027 769 7693  
E roz2000@xtra.co.nz



## 7 & 7A RAWHITI STREET, VOGELTOWN

### OPTIONS AND OPPORTUNITIES

Two Dwellings for sale (can be sold separately)  
1 x 2 bedroom + office, self-contained bungalow with garage. Cross Lease Title with exclusive zone. Maybe refurbish this existing bungalow or relocate. Negotiating Range \$270,000 - \$295,000

1 x 1 bedroom self-contained townhouse. Cross Lease Title with exclusive zone. Negotiating Range \$170,000 - \$185,000

View Sun May 10th, 1.00 - 1.45pm



[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5323

John Bramley  
A/H 758 2573 | M 027 446 6134  
E johnbramley@ihug.co.nz



## 238 MANGOREI ROAD, MERRILANDS



### MERRILANDS 8 BEDROOMS

Are all the family living with you? Mum, Dad? Teenagers? Adult children? This 470m2 approx home over 3 levels has more than enough room for you all, bedrooms, bathrooms, kitchens, hobby and garage space. See more photos on [www.open2view.com/329447](http://www.open2view.com/329447)  
Buyers from \$765,000 are invited to view the property  
[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5145

Rosalyn Rowe AREINZ 757 9353 | 027 769 7693



## 29 MAGNOLIA DRIVE, WESTOWN



View Sun May 10th, 2.00 - 2.30pm

### STYLISH AND SECURE

New low maintenance 183m2 home, Superb family home offers 4 bedrooms, 2 bathrooms, all the comfort of modern living in sought after Westown. Separate north facing lounge & separate dining, indoor outdoor living, elevated timber deck. Double garage & internal access.

Negotiating Range \$480,000-\$500,000  
[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5308

John Bramley 758 2573 | 027 446 6134





## 1 NEWTON STREET, FITZROY



View Sun May 10th, 3.00 - 3.30pm



### MAGICAL BEACHFRONT RESIDENCE

This fabulous two level beach front residence sits right on the edge of Fitzroy Seaside Park with nothing between you and the ocean but the coastal walkway. Simply step out of the front door and walk across the reserve to access the beach. The current owners are downsizing but staying close by in a separate home now being built on an approved new freehold title adjacent to the existing property. Who would ever guess that with all these wide open spaces you are in the heart of the city.

Buyer Enquiry Over \$1,000,000

[www.open2view.com/335845](http://www.open2view.com/335845)  
[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5277

Jane Simonson  
0800 619 6000 | M 027 619 6000  
E jane.simonson@tsbrealty.co.nz



## 27 MANU CRESCENT, VOGELTOWN



View Sun May 10th, 11.30 - 12.00pm

### DELIGHTFULLY YOURS

Don't miss the opportunity to purchase this immaculate, easy living, sunny brick home with spacious tiled & private patio. Plentiful living spaces, 3 dble bdms & 2 high spec bthrms. Easycare, fenced & flat 634m2 section double garaging with internal access. Move in & enjoy!

\$445,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5289

Jan Bishop 769 9062 | 0274 814 992



## 3/80 LEMON STREET, LEMON STREET



View Sun May 10th, 2.30 - 3.00pm

### CITY PAD WITH VIEWS

If you are looking for a very central location this upper level 2 double bedroom unit will suit just fine. With a modern kitchen, tidy bathroom, lovely morning and afternoon sun and sunsets and single garage everything is here for you to enjoy.

Negotiable Over \$195,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5368

Jan Bishop 769 9062 | 0274 814 992



## 1/42 BELT ROAD, MOTUROA



### VENDOR ON THE MOVE!

Low maintenance summit stone townhouse offers open plan living, 2 dble bdms & internal access to single garaging. There is space for another car park & room for a vege garden as well as lawn area & garden shed. Suitable for a small family, retirees or as an investment.

Negotiable Over \$290,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5245

Jan Bishop 769 9062 | 0274 814 992



## 23 TRUBY KING STREET, MERRILANDS



View Sun May 10th, 1.00 - 1.30pm

### LOCATION MERRILANDS

Indoor outdoor flow from the recently updated kitchen, dinning & lounge areas, to the sunny north facing patio & decking. 3 dble bedrooms & tiled bathroom, shower vanity & wc. Separate laundry with new joinery. Double garage & workshop + extra carport. Fully fenced section.

Negotiable Over \$470,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5334

John Hammersley 757 9313 | 027 412 1626



## 5 BELAIR AVENUE, BLAGDON



View Sun May 10th, 11.00 - 11.30am

### FIRST TO VIEW WILL BUY!

This solid 1960's home offers what every first home buyer is looking for. It has a modern kitchen with dining opening out onto a deck, spacious living, three bedrooms and single lock up garage. The backyard is fully fenced ensuring it is safe and there is ample off street parking.

Buyer Enquiry Over \$285,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5376

Jane Simonson 0800 619 6000



## 14A HINE STREET, CENTRAL



### INNER CITY FORESHORE LIVING

Secure an inner city property on the New Plymouth foreshore. 2 storey home enjoys views of the sea & coastline. Open plan living/ dinning/kitchen, master bedroom with ensuite & study/4th bedroom. Downstairs is a kitchenette, bathroom, lounge area & 2 bedrooms. EOI Those with over \$990,000 should inspect

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5338

Beau Burmester 021 759 465

Jane Simonson 0800 619 6000



## 10B ANDERSON WAY



View Sun May 10th, 2.00 - 2.30pm

### FAMILY FRIENDLY WITH SPACE

If you love the low maintenance aspect of brick then this home surely ticks all the boxes. There are four double bedrooms, master with en suite, separate lounge, a well appointed kitchen offering open plan dining which leads out onto a private and north facing deck.

Negotiating Range \$530,000-\$560,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5373

Jane Simonson 0800 619 6000



## 10 NASH STREET, MARFELL



View Sun May 10th, 11.00 - 11.30am

### THE PERFECT ENTRY!

First home buyers, we've found the perfect home to start you on the property ladder! Situated down a private and low traffic no exit street, this three bedroom 1970's home offers open plan living, single lock up garage and off street parking. At this price it won't last long!

Negotiating Range \$255,000-\$275,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5339

Jane Simonson 0800 619 6000



## 106B GOVETT AVENUE, FRANKLEIGH PARK



View Sun May 10th, 1.00 - 1.30pm



### BRING THE ENTIRE FAMILY!

This unique home offers so much for a growing or extended family! The east wing offers a large master bedroom with en suite and open plan kitchenette and living. Also on offer are three more double bedrooms, separate office, spacious family bathroom, large lounge and upgraded kitchen with open plan dining. the fully fenced section is flat and provides off street parking for guests, double garaging, workshop plus storage shed. It's close to shops and zoned for Woodleigh School.

Negotiating Range \$495,000 - \$535,000

[www.open2view.com/340758](http://www.open2view.com/340758)

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5394

Jane Simonson  
0800 619 6000 | M 027 619 6000  
E jane.simonson@tsbrealty.co.nz





#### 8 ELIOT STREET, CENTRAL



##### DEVELOP...LOCATION...

Take advantage of the corner location of Buller & Eliot Streets where you could embark on building your dream residence on the 523m2 section, or land bank as a future investment. Currently the 3 bedroom home is rented for an instant return. ZONED RESIDENTIAL B

\$550,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5319

Wayne Beggs AREINZ 027 453 5318

Maxine Rogers 027 687 2488



#### 69 SOUTH ROAD, BLAGDON



##### CHARACTER CHARMER

Much loved family home close to popular schools & shops. 3 bedroom home built in the 1950's with an "Art Deco" feel. The stucco home is on 2 levels. Basement being the garaging, & storage area with int & ext access. Generous size section with a possibility to sub-divide.

Buyer Enquiry over \$330,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5358

Beau Burmester 757 5506 | 021 759 465



#### 45 LINKS DRIVE, BELL BLOCK



View Sun May 10th, 2.30 - 3.15pm



##### OUR HIGHEST RECOMMENDATION

The owners brief for the design of this 3/4 bedroom 340m2 executive residence was for a spacious living environment that offered a degree of privacy, & advantage of the golf course views & mountain backdrop. There are a number of indoor & outdoor areas to entertain, including atrium. A gourmet kitchen with butler's scullery. The 4th bedroom or a office or media room. The master bedroom has a luxurious bathroom & private sitting room.

Buyer Enquiry Over \$1 Million

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5165

[www.open2view.com/311477](http://www.open2view.com/311477)

Beau Burmester 021 759 465

Dianne Douds 027 249 0146



#### 134 TUKAPA STREET, WESTOWN



##### WELCOME TO WESTOWN!

This solid two bedroom home is set on a 527m2 freehold site handy to the hospital and all of the Westown facilities. The fenced section includes a single garage and a sunny private backyard. Opportunity to get into a well located property without breaking the bank. RV \$220,000

Expressions of Interest

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5346

Clive Saleman AREINZ 027 290 6636



#### 6 RAWIRI DRIVE, BELL BLOCK



View Sun May 10th, 1.30 - 2.00pm

##### ENTERTAINER'S DREAM

Quality, as-new brick home in a peaceful setting. 4 dble bdms - master with en-suite, 2 living, designer kitchen with scullery, int-access dble garage & plenty of space to build more sheds on the flat, fenced 944m2 section, Built in 2012 with a mountain view. Interested?

Negotiable Over \$579,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5117

Peter Cronin 755 2252 | 027 463 4585



#### 8 BIRON PLACE, STRATFORD



##### A GOLDEN OPPORTUNITY

Executive home occupies a 1535m2 flat site in a prime lifestyle subdivision, only minutes from CBD. Built by Golden Homes in 2011 as their show home. 4 dble bedrooms, master with en-suite & walk in wardrobe, 2 spacious living areas & internal access to generous 3 car garaging.

\$449,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5315

Cindy Hosking 021 359 283

Linda Batten 027 253 2992



#### 32 GRAHAM STREET, ELTHAM



##### LOW MAINTENANCE UNIT

My Vendors have significantly reduced their price expectations to meet the current market. Sunny, 2 bedroom brick unit on a flat easy-care rear section. Fully insulated O/P living. Heat pump, well laid out kitchen. Bathroom with separate bath. A great starter home.

Buyers Enquiry Over \$130,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5347

Dianne Douds 758 9244 | M 027 249 0146



#### 20 CULZEAN GROVE, BELL BLOCK



View Sun May 10th, 1.45 - 2.15pm



##### A BELL BLOCK GEM

An extremely well thought out floor plan & a new roof has enhanced the value of this mid 1990's low maintenance home set in the heart of Bell Block village. This brick home comprises 3 bedrooms (master bedroom with ensuite & walk in wardrobe), 4th bedroom/office, open plan & spacious kitchen/dining, separate lounge, main bathroom with spa bath, separate toilet & laundry. The home has an attached double garage with internal access, garden shed & a well fenced & maintained garden.

Buyer Enquiry Over \$395,000

[www.open2view.com/324847](http://www.open2view.com/324847)

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5396

Beau Burmester

"Licensed to Sell"

A/H 757 5506 | M 021 759 465

E beau.burmester@tsbrealty.co.nz



#### 544 MANUTAH ROAD, LEPPERTON



Viewing by appointment only

##### RULING SUPREME

This home has everything the discerning buyer could hope for - space, style, street appeal, and gardens to rival the best in town. Fastidiously maintained, it offers 3 large bedrooms, spacious kitchen and living, double garage, two toilets etc in its more than 360m2 of floor area.

Negotiable Over \$599,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5344

Peter Cronin 755 2252 | 027 463 4585



#### 540 MANUTAH ROAD, LEPPERTON



##### LIVE THE DREAM

Three bedroom home on a glorious 2023m2 park-like section in the very heart of Lepperton. Having a detached double garage, a bowling club next door, tennis courts within a hundred metres and an excellent primary school around the corner, why wouldn't you want to live here?

\$380,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5343

Peter Cronin 755 2252 | 027 463 4585



#### 5 KARAKA STREET, INGLEWOOD



##### GREAT FIRST HOME

This 3 double bedroom home on a spacious 862m2 section offers an excellent opportunity for a young family to secure an affordable 1st home. Separate lounge, dining & kitchen. Basement, single garage. Well maintained & a short walk to Inglewood Shopping Centre.

Negotiable Over \$235,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5316

Peter Cronin 755 2252 | 027 463 4585



#### 524 TIKORANGI RD EAST, TIKORANGI



##### LOCATION (APPOX 2 ACRES)

- 3 bedrooms/2 bathrooms
- Salt water swimming pool
- Double + single garaging
- XL Implement shed
- Log fire/ heat transfer/double glazing
- Separate rumpus room

Negotiable Over \$549,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5335

Wayne Beggs AREINZ 027 453 5318

Maxine Rogers 027 687 2488





## 9 YE OLD MILL ROAD, MOKAU



View Sun May 10th, 1.00 - 1.30pm



### YOUR OWN SLICE OF PARADISE

This is where the love of sea meets the iconic kiwi Bach - a piece of pure New Zealand. Beach lovers will delight in this superb location, a tranquil haven, which is, truly awe-inspiring. The sun-drenched deck offers magical elevated views over the Tasman Sea and out to Mount Taranaki, and calls out for any excuse to entertain. Direct access to the beach, you're just steps to the sand and surf. Secure this piece of paradise now to enjoy your family holidays at the beach and with many more blissful summers to come.

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5377

[www.open2view.com/341049](http://www.open2view.com/341049)

Negotiable Over \$499,000

Belinda Clark  
M 027 518 7751  
E [belinda@tsbrealty.co.nz](mailto:belinda@tsbrealty.co.nz)



## 114 SIXTH AVENUE, URENUI



### TWO BEDROOM COTTAGE ON SIXTH AVENUE

This cosy two bedroom cottage is leasehold on Sixth Avenue in Urenui Motorcamp, Open plan living areas, two double bedrooms, electric oven, separate toilet, separate shower. Property will be sold with existing chattels and furniture. Stamp your mark on summer with immediate possession option.  
GV \$180,000

\$182,000

Nikki Parsons  
M 027 403 9061  
E [nikki.parsons@tsbrealty.co.nz](mailto:nikki.parsons@tsbrealty.co.nz)



[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5383

## 3 KAURI STREET, INGLEWOOD



### KING SIZE LIVING

Great size approx. 330m2 family home is nestled in a quiet cul de sac with 3 double bedrooms, good size living, open plan kitchen, dining & spacious lounge. Gas Infinity, wet floor shower, separate toilet, Indoor/outdoor flow to balcony & Elevated from the neighbours. Basement has enough room for approx 5 cars, separate toilet + spa room, options for a double garage, + man cave or conversion into an extra room for an aging family members including an internal lift. Parking for the campervan.

\$369,000

[www.open2view.com/330514](http://www.open2view.com/330514)  
[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5399

Nikki Parsons  
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E [nikki.parsons@tsbrealty.co.nz](mailto:nikki.parsons@tsbrealty.co.nz)





## 51 TAKIROA STREET, URENUI



View Sat May 9th, 12.00 - 12.30pm



### SUPER BUYING!

A fabulous property for first home buyers, retirees, or as a lock up & leave holiday pad. Low maintenance residence offers warm, open plan living with a modern colour pallet.

- 2 Double bedrooms
- Fully fenced 800m2 section
- Refreshing rural backdrop
- Log fire/Insulation
- Easy care exterior/gardens
- Great entertaining deck

Excellent locality, handy to village amenities, and not far to the local beach & river.

Negotiable Over \$245,000

Wayne Beggs AREINZ  
M 027 453 5318 | A/H 754 4195  
E wayne.beggs@tsbrealty.co.nz

Maxine Rogers  
M 027 687 2488 | A/H 754 4195  
E maxine.rogers@tsbrealty.co.nz

www.open2view.com/341371

www.tsbrealty.co.nz TSB5403



## 39A MOUATT STREET, WAITARA



### VENDORS WANT SOLD ON THEIR SIGN

Come on people!! Where else are you going to get such a modern townhouse with all the "bells & whistles" at this incredible price?

- 3 double bedrooms+ separate office
- Freehold easy-care 570m2 section
- 2 bathrooms/double glazing
- Double internal garaging

We don't charge anything to view, so what have you got to lose? View today and be impressed with this immaculate residence.

Negotiable Over \$303,000 Priced under CV

Wayne Beggs AREINZ  
M 027 453 5318 | A/H 754 4195  
E wayne.beggs@tsbrealty.co.nz

Maxine Rogers  
M 027 687 2488 | A/H 754 4195  
E maxine.rogers@tsbrealty.co.nz

www.open2view.com/328383

www.tsbrealty.co.nz TSB5121



## 5A IHAIA STREET, WAITARA



### HOME SWEET HOME

Revamped and rearing to go is this super **FREEHOLD** property consisting of two bedrooms, sunny living, new exterior paint, carpet, decking, piles, etc, etc.... You get the picture! Small easy care section in a popular locality, and ready for immediate possession!

Negotiable Over \$190,000

Wayne Beggs AREINZ  
M 027 453 5318 | A/H 754 4195  
E wayne.beggs@tsbrealty.co.nz

Maxine Rogers  
M 027 687 2488 | A/H 754 4195  
E maxine.rogers@tsbrealty.co.nz

www.open2view.com/340759

www.tsbrealty.co.nz TSB5392



## 10 AND 10A IWA ITI STREET, WAITARA



### TWO PROPERTIES....ONE PRICE!

Purchase 2 properties that neighbour each other, giving buyers many options. **MAIN RESIDENCE:** 4 bedrooms, 2 bathrooms, 2 living, brick exterior, log fire, with a rural back drop. **TOWN HOUSE:** 2 bedrooms, sunny open style living, single garage & carport, brick exterior.

Negotiable Over \$509,000

www.tsbrealty.co.nz TSB5351

Wayne Beggs AREINZ 027 453 5318

Maxine Rogers 027 687 2488



## 99 BROADWAY, WAITARA



View Sat May 9th, 1.00 - 1.30pm

### A BROADWAY SENSATION!

- 3 double bedrooms
- Beautiful Parquet flooring (lounge)
- Immaculate presentation
- Double garage/pit/workshop
- Central locality (beach end)
- Lease \$3470.00pa R.O.R 2032

Negotiable Over \$155,000

www.tsbrealty.co.nz TSB5359

Wayne Beggs AREINZ 027 453 5318

Maxine Rogers 027 687 2488



## 62 CRACROFT STREET, WAITARA



View Sat May 9th, 1.45 - 2.15pm

### A FAMILY TREASURE

- 3 bedrooms/2 toilets/2 showers
- Single internal garage
- Rumpus/ or large 4th bedroom
- Gas fire & heating / Insulation
- Kiwi quarter acre (freehold)
- Mature gardens /central location

Negotiable Over \$259,000

www.tsbrealty.co.nz TSB5333

Wayne Beggs AREINZ 027 453 5318

Maxine Rogers 027 687 2488



## 7 THE OUTLOOK, OAKURA



### VERSATILE LIVING IN OAKURA

This 3 bdrm home offers you a comfortable Oakura lifestyle, suited to all ages & stages. Low maintenance with recent new roof, brick exterior & updated bathroom with level entry shower. Well placed for sun on 700m2 section. Garage has 2 versatile rms out back & back yard is fully fenced.

Buyer Enquiry Over \$450,000

www.tsbrealty.co.nz TSB5162

Gisella Sklenars 753 9524 | 027 430 6445





## 13 WARWICK ROAD, STRATFORD

NEW LISTING



View Sun May 10th, 12.30 - 1.30pm



### STOP LOOKING & START PACKING...

...because once you step inside this extremely well presented, 3 bedroom family home with large double garaging, plus single carport and lots of off street parking, you'll want to buy it! Recently renovated throughout with contemporary colours, you'll enjoy the modern open plan kitchen and lovely sundrenched living areas that open up onto a private entertainment area for those great family barbeques. All this is sited on a flat 792m2 fully fenced section, located just minutes from the hub of Stratford and just down the road from schools and kindergartens.

Negotiating Range \$235,000 - \$275,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5406

[www.open2view.com/341668](http://www.open2view.com/341668)

Cindy Hosking  
0800 2 CINDY | M 021 359 283  
E [cindy@smart-agents.nz](mailto:cindy@smart-agents.nz)

Linda Batten  
0800 2 LINDA | M 027 253 2992  
E [linda@smart-agents.nz](mailto:linda@smart-agents.nz)



## 182 LINCOLN ROAD, INGLEWOOD



View Sun May 10th, 12.30 - 1.15pm



### LIFESTYLER ON INGLEWOOD FRINGE

- Sunny four bedroom home
  - Two living areas
  - Great outdoor living
  - Two bathrooms (1 ensuite)
  - Fantastic Rural - 8100m2 section
- Vendor has brought elsewhere  
Registered Valuation \$590,000

Price to sell \$550,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) NP4565

Beau Burmester  
"Licensed to Sell"  
A/H 757 5506 | M 021 759 465  
E [beau.burmester@tsbrealty.co.nz](mailto:beau.burmester@tsbrealty.co.nz)



## 44 KELLY STREET, INGLEWOOD



View Sun May 10th, 12.00 - 12.30pm



### THE EARLY BIRD GETS THE WORM

This Lockwood - style home is a great first home or rental property. With 3 Bedrooms and open-plan kitchen / dining / lounge, a large north-facing deck and sited on a generous, flat section so close to schools, this will tick the boxes for many buyers.

Call Peter to view.

Negotiating Range \$225,000 - \$255,000

Peter Cronin  
A/H 755 2252 | M 027 463 4585  
E [pjpcronin@xtra.co.nz](mailto:pjpcronin@xtra.co.nz)



[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5400

## LOT 4 - 258 KAIPIKARI ROAD, URENUI



### URENUI LIFESTYLE GEM!

8.14ha with a fully renovated 3 bdm cottage + a stunning building site. Protected bush full of large native trees. 3 bedroom country cottage that is fully renovated with open plan living, indoor/outdoor flow + sleep out. Close proximity is a building site. Views are outstanding.

Offers GV \$575,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5296

Leo Baas 758 5330 | 021 444 073



## 22 SHALDON CRESCENT, BLAGDON



### IN THE HEART OF THE CITY

- Over 4000m2 of bare land.
- Title available.
- Suitable for relocateable.
- Close to schools & shopping.
- Not far from beaches & fishing.
- Call John today to view

\$175,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5353

John Hammersley 757 9313 | 027 412 1626





## 80 CLEARVIEW ROAD, RD3



### BUILD ON CLEARVIEW

This fantastic piece of land is available for you to build your dream home. Approximately ( 1.02ha ) 2.5 Acres, Distant rural and sea views ( depending where you build ) services at gate. Surrounded by newish homes located approximately 6 minutes from Bell Block and Inglewood, Not far from Lepperton primary School. Call today for more information

\$279,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5366

Nikki Parsons  
M 027 403 9061  
E nikki.parsons@tsbrealty.co.nz



## 23 TAKIROA STREET, URENUI



### VIVA-LA-URENUI

Make the move to this seaside village and soak up the relaxing atmosphere that abounds this lovingly presented three bedroom residence. Enjoy the super large lounge with log fire, while the children roam around the large 2023m2 section (2 lots). Good garaging/workshop area, along with handy locality makes this property a superb opportunity to make a lifestyle change!

Negotiable over \$369,000

[www.open2view.com/339721](http://www.open2view.com/339721)  
[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB4714

Wayne Beggs AREINZ  
M 027 453 5318 | A/H 754 4195  
E wayne.beggs@tsbrealty.co.nz  
Maxine Rogers  
M 027 687 2488 | A/H 754 4195  
E maxine.rogers@tsbrealty.co.nz



## 902 MATARO ROAD, ONAERO



### LARGE LIFESTYLE OR GRAZING

31.1546ha. Flat to gentle with some steeper sidlings. Includes an area of native bush that drops away into the Onaero valley. Presently used for grazing & some cropping. 3 bdrm home. Implement shed haysheds etc. There has been a consent to subdivide this property.

\$699,000 + gst if any

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5382

Ivan Howe 752 3220 | 027 438 2362



## 2937 CARRINGTON ROAD, OKATO



### 2.17HA BARE LAND

Good pasture with some bush, river boundary and mountain views and all services are at the building site already! The existing house will be removed and the site will be cleared ready to build your dream home or move a house on to the site.

Buyer Enquiry Over \$180,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB4940

Leo Baas 758 5330 | 021 444 073



## 914 & 929 MANGOREI ROAD, MANGOREI



View Sun May 10th, 2.00 - 2.45pm



### EXCLUSIVE LIFESTYLE SECTIONS!!

914 = 1.00ha and 929 = 0.95ha. Situated in a very desirable area close to New Plymouth are these two sections that have elevated building sites with panoramic vistas of rural, mountain and sea views. The contour is rolling and the power will be installed up to the gate. Come and inspect these two exclusive lifestyle sections and be impressed by the stunning views from each building site, waiting for your dream home. Subject to Issue of Title.

Buyer Enquiry Over \$279,000 per section

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5371, TSB5372

Leo Baas  
A/H 758 5330 | M 021 444 073  
E leo.baas@tsbrealty.co.nz



## 469A PLYMOUTH ROAD, KORU



View Sun May 10th, 12.45 - 1.30pm

### WE HAVE TO SELL!!

1.5ha (approx.) or 4.7ha of bare land. With both options you have a building site with views. The vendor is motivated to sell & meet the market!! Power is at the gate. Contour is mixed but the building site is flat. (Option for the 1.5ha is subject to council approval & issue of title)

Tenders close 22/5/15 at 4pm at the offices of TSB Realty. (unless sold prior)  
[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5129

Leo Baas 758 5330 | 021 444 073



## 739 CARRINGTON ROAD



### 1HA SECTION

1 ha section with great established shelter and peaceful river and rural views. Title is issued, phone is to the gate and power is nearby. Located only 7.5Km from the CBD on the school bus route. All fencing has been done and the section has a generous tar sealed entranceway.

739 - Buyer Enquiry Over \$325,000

[www.tsbrealty.co.nz](http://www.tsbrealty.co.nz) TSB5135 TSB5135a

Leo Baas 758 5330 | 021 444 073

