



7 FRASER STREET WAINUIOMATA



Wayne Barton

Licensed Real Estate Salesperson

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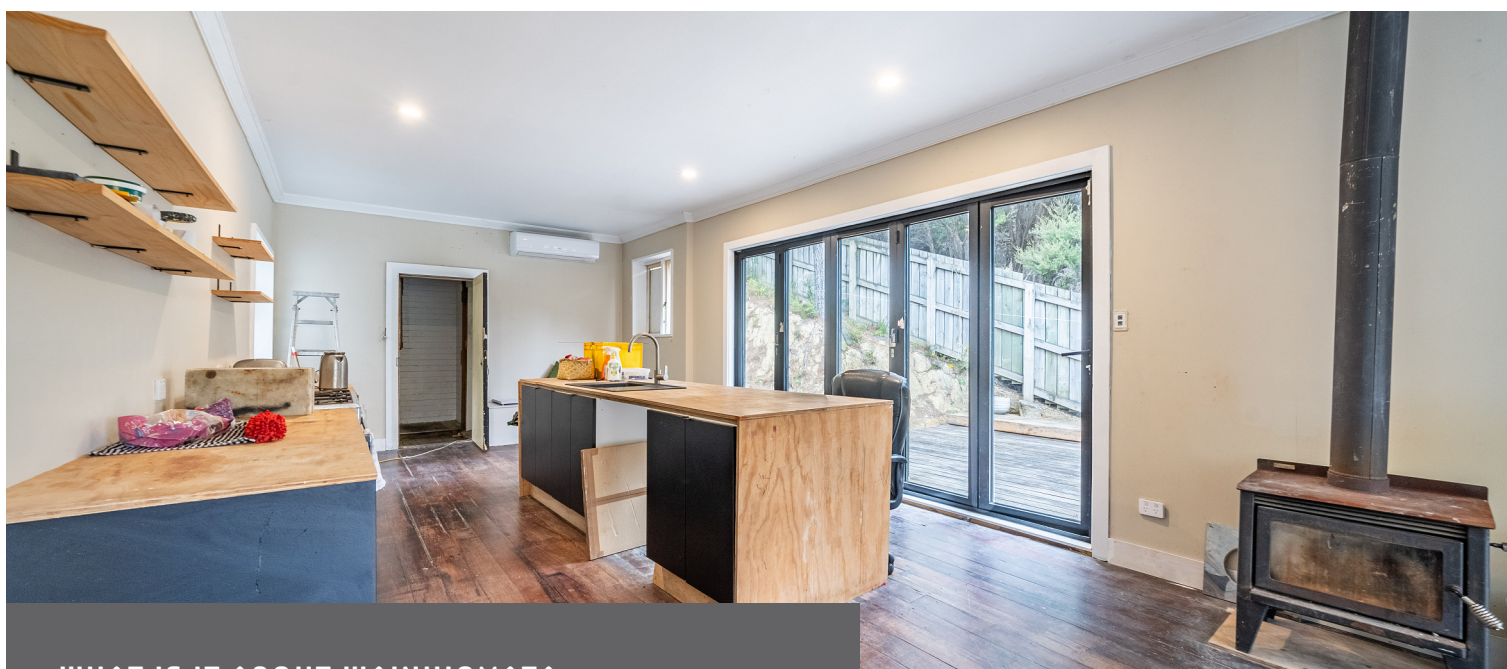
 **Professionals**
Redcoats Limited Licensed REAA 2008

LICENSED REAA 2008



**BRING
ALL
OFFERS**

**MASSIVE 130SQM HOME
OPEN PLAN LIVING
2 BEDROOMS
INSULATED UP & DOWN
ELEVATED WITH VIEWS**



WHAT IS IT ABOUT WAINUIOMATA THAT MAKES IT A GREAT PLACE TO LIVE?

Wainuiomata is a wonderful place to live.

Originally settled in the 1840's, major growth in Wainuiomata didn't occur until the end of WWII, with affordable housing and a new road attracting families to the growing working class community – for which Wainuiomata earned the name 'Nappy Valley' in the 1950's.

With a reputation for excelling in sport, Wainuiomata features highly in the rugby and rugby league codes, and has bred several All Blacks, including Piri Weepu and Tana Umaga.

Catering for the expanding population, infrastructure is growing, with new developments including a large retirement village, a new supermarket and a retail strip.

Well serviced with kindergartens, schools and sports clubs and with leisure activities at your doorstep such as the Remutaka Forest Park, the Waiu mountain bike park and a popular summer pool, Wainuiomata is still very much a family oriented, community minded suburb.

Your Wainuiomata Professionals office is located at 10 Wainuiomata Road.

7 FRASER STREET

Make no mistake our vendors want this property sold, forget the GU and BRING AN OFFER.

Could this be your diamond in the rough, not for the faint-hearted you will need all your DIY skills and more to bring this 1930's character villa back to life.

This 2-bedroom home is a massive 130m² and sits on 1,161m² elevated section. Partially renovated with insulation up & down and serviced by a combined bathroom with shower.

You can't beat the location with all amenities and conveniences straight across the road.

Renovate, Redevelop, Reimagine, Effort brings reward.

Take action and call today for more!

VIEW ONLINE AT [REDCOATS.NZ/RED26991](https://redcoats.nz/red26991)

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FEATURES

LAND AREA 1161 sqm approx

FLOOR AREA 130 sqm approx

BEDROOMS 2

BATHROOMS 1

LIVING SPACES 1

YEAR BUILT 1930s

INSULATION Ceiling, Underfloor, Wall

LV \$390,000

IU \$190,000

RV \$580,000

RATES \$4,678.30

PRIMARY Fernlea School

INTERMEDIATE Wainuiomata Intermediate

SECONDARY Wainuiomata High School

CHATTELS

Light fittings, Stove

(Excluded Chattels: Stove has no knobs)



NEGOTIATION

CALL WAYNE BARTON ON
021 744 116





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **WN30C/880**
Land Registration District **Wellington**
Date Issued 15 June 1987

Prior References
WN8C/232

Estate Fee Simple
Area 1161 square metres more or less
Legal Description Lot 2 Deposited Plan 59023

Registered Owners
Mahinarangi Janet Mohi and Eden Jackie Monu

Interests
11450020.2 Mortgage to ASB Bank Limited - 28.5.2019 at 11:27 am



PROPERTY DETAILS	RATING YEAR	CURRENT	EFFECTIVE 1 JULY 2026
Property Address 7 Fraser Street WAINUIOMATA	Rates - Hutt City Council	\$3,840.82	Not Available
	Rates - Regional Council	\$837.48	Not Available
	Total Rates Charge	\$4,678.30	Not Available
Legal Description LOT 2 DP 59023 WN30C/880	Differential Rating Category	Residential	Not Available
	Capital Value	\$580,000.00	Not Available
	Land Value	\$390,000.00	Not Available
	Water Units	1.0	Not Available
	Wastewater Units (Full)	1.0	Not Available
	Wastewater Units (Half)	0.0	Not Available
	Separately occupied parts	1.0	Not Available
Record of Title 30C/880	GWRC Insulation Rate	0.0	
	Recycling Charge	\$130.00	
	Rubbish Charge	\$222.00	
	Green Waste Charge	\$120.00	
Total Property Area (sq.m) 1161.0			
Property Improvements DWG OI			
Valuation Number 1580028403			
Property Rating Status Current			
Valuation Category RD			
Valuation Category Desc. Residential - Dwelling houses			



Wayne Barton

PERSONAL PROFILE

For Wayne it is a privilege to live and work in such a great community. Having worked in real estate for the past 25 years, many of his clients remain friends. It is about dedication and commitment, it is about people. Wayne's partner Tui Reid also works along side him. Having a combined energy, commitment and strong partnership to deliver the best results for their clients.

Outside of work Wayne loves to be involved with sports and has played at a top level competitively throughout the years. Representing Wellington Rugby League, Wellington and New Zealand Touch Rugby. Also playing for Wainuiomata Premier Rugby league, playing alongside well known personalities such as; Ken Laban, Tana Umaga and Johnny Lomax that won the Lion Red Cup in 1992. He also enjoys playing Premier Rugby and Squash "B" grade for Wainuiomata. These days he plays golf with a handicap of 16. Wayne and Tui love spending time with family and friends, which is a great way to relax and have fun.

Professionals Real Estate Awards
Number 1 Sales Agent for New Zealand 2020
Top 2% in New Zealand 15 times (most recently 2020)
Sold over \$350 million worth of real estate
Top 10% sales and listings within Professionals 2014
Top Wellington Sales Team, 2nd place within Professionals 2014
Top Exclusive Lister 2011
Number 1 Sales Agent in the Wellington Region 2006 & 2007

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