



WALKER & CO  
REAL ESTATE  
LICENSED UNDER REA 2008

# RAUKAWA COURT

17A MIRO STREET | TRENTHAM | UPPER HUTT

WCU9147

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MARC WALKER  
0275 836 256  
[marc@walkerandco.nz](mailto:marc@walkerandco.nz)

**WWW.WALKERANDCO.NZ**





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REAL ESTATE

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## RAUKAWA COURT

17A MIRO STREET | TRENTHAM | UPPER HUTT

Deadline Sale Closing 1pm, Thursday 22nd April 2021  
(will not be sold prior) Upper Hutt Office 687 Fergusson Drive.



### CALLING SERIOUS INVESTORS!

This is a unique opportunity not to miss to purchase eleven immaculate 63sqm more or less two-bedroom units, selling as one Lot.

A mix of weatherboard & brick exterior. This is a great investment opportunity. Positioned well for sun with exceptionally tidy gardens and grassy common areas providing space for outdoor living Plus each unit comprising own car space & a garden shed. The location does not get much better, train station just around the corner. These units have been owned by one family for so long & have been extremely well cared for over the many years.

Important to note: Titles are yet to be issued for the subdivision

- Eleven x 2-bedroom units
- Immaculately maintained interior and exterior
- Spacious living, open plan dining
- Units are mix of brick & weatherboard exterior
- Car space & garden shed for each unit
- Situated well for sun
- Tidy gardens, grassy common areas
- Close to transport, H2O, Schools, Kindergartens, parks, local dairies, hair salon, many amenities, not to mention the Miro cinema on your door step

# RAUKAWA COURT

## OUT GOINGS

Prepared for proposed Lot 2, 17a Miro Street, Trentham, Upper Hutt  
Listing WCU9147

- Management Fee: 8% - Rental Management Upper Hutt
- Rates: \$442.04 per week
- Insurance: \$2517.02 per month - Currently Insured with Stylecover
- Power for Lights in Drive - \$60.00 month
- Lawn Mowing - \$115.00 each time the Lawns are mowed.
- GILLESPIE INVESTMENT PROPERTIES LIMITED  
We haven't had Body Corporate fees to worry about as we've owned them all and the maintenance costs are mainly when a tenant leaves or just general servicing when needed.

### **Main Street Legal - Preparing documents.**

Legal forms will be available by Thursday 15 April 2021

- Form 18 - Pre-settlement disclosure statement.
- Sale & Purchaser Agreement.

### **Disclosure**

Currently we are waiting for titles to be issued on Lot 2, 17a Miro Street, Trentham, Upper Hutt. Raukawa Court

Please note: That all information has been passed on to Walker & Co Real Estate by the current owner, Although that we have taking all reasonable procedures to ensure this information is correct, we advise that you seek your own independent legal advice before submitting any offer.





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## RAUKAWA COURT



### Rental Received

#### UNIT 1

RENT \$400 per week - fixed until 5th July 2021.

#### UNIT 2

RENT \$300 per week - periodic.

#### UNIT 3

RENT \$300 per week - periodic.

#### UNIT 4

RENT \$300 per week - periodic.

#### UNIT 5

RENT \$340 per week - periodic.

#### UNIT 6

RENT \$325 per week - periodic

#### UNIT 7

RENT \$300 per week - periodic

#### UNIT 8

RENT \$330 per week - periodic

#### UNIT 9

RENT \$320 per week - periodic

#### UNIT 10

RENT \$300 per week - periodic

#### UNIT 11

RENT \$325 per week - periodic





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# UNIT 1

RAUKAWA - PU1  
CARPARK - AU1B

## Description

63sqm more or less  
two-bedroom unit

Low maintenance & weatherboard brick exterior. This is a great investment opportunity. Positioned well for sun with exceptionally tidy gardens and grassy common areas providing space for outdoor living Plus each unit comprising own car space & a garden shed. Fully fenced back yard. Electric hotwater.



Living area



Kicthen

## Chattles

- Fixed floor covering
- Light fittings
- Stove
- Heatpump
- Alarm
- Ventilation system
- Shed
- 1 x kitchen blind
- 1x Hand Fire extinguisher
- Rangehood

## Tenant details

Rent per week: \$400.00  
Term: Fixed 5th  
Occupied: July 2021

## Disclosure

Healthy home standard owner statement. The current owners has done their own assessment. Please ensure that you get independent advice regarding 1st July 2021. This unit is compliant.



Bedroom 1



Bathroom



Bedroom 2



Front | Courtyard





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# UNIT 2

RAUKAWA - PU2  
CARPARK - AU2B

## Description

63sqm more or less  
two-bedroom unit

Low maintenance & weatherboard brick exterior. This is a great investment opportunity. Positioned well for sun with exceptionally tidy gardens and grassy common areas providing space for outdoor living Plus each unit comprising own car space & a garden shed. Fully fenced back yard. Electric hotwater.



Living area



Kitchen

## Chattles

- Fixed floor covering
- Light fittings
- Stove
- Heatpump
- Alarm
- Ventilation system
- Shed
- 1 x kitchen blind
- 1x hand Fire extinguisher

## Tenant details

Rent per week: \$300.00

Term: Periodic

Occupied:

## Disclosure

Healthy home standard owner statement. The current owners has done their own assessment. Please ensure that you get independent advice regarding 1st July 2021. This unit is not compliant, due to rangehood extractor fan.



Bedroom 1



Bathroom



Bedroom 2



Front | Courtyard





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# UNIT 3

RAUKAWA - PU3  
CARPARK - AU3B

## Description

63sqm more or less  
two-bedroom unit

Low maintenance & weatherboard brick exterior. This is a great investment opportunity. Positioned well for sun with exceptionally tidy gardens and grassy common areas providing space for outdoor living Plus each unit comprising own car space & a garden shed. Fully fenced back yard. Electric hotwater.



Living area



Kicthen

## Chattles

- Fixed floor covering
- Light fittings
- Stove
- Heatpump
- Alarm
- Ventilation system
- Shed
- 1 x kitchen blind
- 1x hand Fire extinguisher

## Tenant details

Rent per week: \$300.00  
Term: Periodic  
Occupied:

## Disclosure

Healthy home standard owner statement. The current owners has done their own assessment. Please ensure that you get independent advice regarding 1st July 2021. This unit is not compliant, due to rangehood extractor fan.



Bedroom 1



Bathroom



Bedroom 2



Front | Courtyard





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# UNIT 4

RAUKAWA - PU4  
CARPARK - AU4B



## Description

63sqm more or less  
two-bedroom unit

Low maintenance & weatherboard brick exterior. This is a great investment opportunity. Positioned well for sun with exceptionally tidy gardens and grassy common areas providing space for outdoor living Plus each unit comprising own car space & a garden shed. Fully fenced back yard. Electric hotwater.



Living area



Kicthen

## Chattles

- Fixed floor covering
- Light fittings
- Stove
- Heatpump
- Alarm
- Ventilation system
- Shed
- 1 x kitchen blind
- 1x hand Fire extinguisher



Bedroom 1



Bathroom

## Tenant details

Rent per week: \$300.00

Term: Periodic

Occupied:

## Disclosure

Healthy home standard owner statement. The current owners has done their own assessment. Please ensure that you get independent advice regarding 1st July 2021. This unit is not compliant, due to rangehood extractor fan.



Bedroom 2



Front | Courtyard





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# UNIT 5

RAUKAWA - PU5  
CARPARK - AU5B

## Description

63sqm more or less  
two-bedroom unit

Low maintenance & weatherboard brick exterior. This is a great investment opportunity. Positioned well for sun with exceptionally tidy gardens and grassy common areas providing space for outdoor living Plus each unit comprising own car space & a garden shed. Fully fenced back yard. Electric hotwater.



Living area



Kitchen

## Chattles

- Fixed floor covering
- Light fittings
- Stove
- Heatpump
- Alarm
- Ventilation system
- Shed
- 1 x kitchen blind
- 1x hand Fire extinguisher

## Tenant details

Rent per week: \$340.00

Term: Periodic

Occupied:

## Disclosure

Healthy home standard owner statement. The current owners has done their own assessment. Please ensure that you get independent advice regarding 1st July 2021. This unit is not compliant, due to rangehood extractor fan.



Bedroom 1



Bathroom



Bedroom 2



Front | Courtyard





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# UNIT 6

RAUKAWA - PU6  
CARPARK - AU6B



## Description

63sqm more or less  
two-bedroom unit

Low maintenance & weatherboard exterior. This is a great investment opportunity. Positioned well for sun with exceptionally tidy gardens and grassy common areas providing space for outdoor living Plus each unit comprising own car space & a garden shed. Fully fenced back yard. Electric hotwater.



Living area



Kitchen

## Chattles

- Fixed floor covering
- Light fittings
- Stove
- Heatpump
- Alarm
- Ventilation system
- Shed
- 1 x kitchen blind
- 1x hand Fire extinguisher

## Tenant details

Rent per week: 325.00  
Term: Periodic  
Occupied:

## Disclosure

Healthy home standard owner statement. The current owners has done their own assessment. Please ensure that you get independent advice regarding 1st July 2021. This unit is not compliant, due to rangehood extractor fan.



Bedroom 1



Bathroom



Bedroom 2



Front | Courtyard





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# UNIT 7

RAUKAWA - PU7  
CARPARK - AU7B

## Description

63sqm more or less two-bedroom unit

Low maintenance & weatherboard exterior. This is a great investment opportunity. Positioned well for sun with exceptionally tidy gardens and grassy common areas providing space for outdoor living Plus each unit comprising own car space & a garden shed. Fully fenced back yard. Electric hotwater.



Living area



Kitchen

## Chattles

- Fixed floor covering
- Light fittings
- Stove
- Heatpump
- Alarm
- Ventilation system
- Shed
- 1 x kitchen blind
- 1x hand Fire extinguisher

## Tenant details

Rent per week: \$300.00

Term: Periodic

Occupied:

## Disclosure

Healthy home standard owner statement. The current owners has done their own assessment. Please ensure that you get independent advice regarding 1st July 2021. This unit is not compliant, due to rangehood extractor fan.



Bedroom 1



Bathroom



Bedroom 2



Front | Courtyard





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# UNIT 8

RAUKAWA - PU8  
CARPARK - AU8B

## Description

63sqm more or less  
two-bedroom unit

Low maintenance & weatherboard exterior. This is a great investment opportunity. Positioned well for sun with exceptionally tidy gardens and grassy common areas providing space for outdoor living Plus each unit comprising own car space & a garden shed. Fully fenced back yard. Electric hotwater.

## Chattles

- Fixed floor covering
- Light fittings
- Stove
- Heatpump
- Panel heater
- Alarm
- Ventilation system
- Shed
- 1 x kitchen blind
- 1x hand Fire extinguisher
- Ranghood

## Tenant details

Rent per week: \$330.00

Term: Periodic

Occupied:

## Disclosure

Healthy home standard owner statement. The current owners has done their own assessment. Please ensure that you get independent advice regarding 1st July 2021. This unit is compliant.



Living area



Kitchen



Bedroom 1



Bathroom



Bedroom 2



Front | Courtyard





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REAL ESTATE

# UNIT 9

RAUKAWA - PU9  
CARPARK - AU9B

## Description

63sqm more or less  
two-bedroom unit

Low maintenance & weatherboard exterior. This is a great investment opportunity. Positioned well for sun with exceptionally tidy gardens and grassy common areas providing space for outdoor living Plus each unit comprising own car space & a garden shed. Fully fenced back yard. Electric hotwater.



Living area



Kitchen

## Chattles

- Fixed floor covering
- Light fittings
- Stove
- Heatpump
- Alarm
- Ventilation system
- Shed
- 1 x kitchen blind
- 1x hand Fire extinguisher

## Tenant details

Rent per week: \$320.00

Term: Periodic

Occupied:

## Disclosure

Healthy home standard owner statement. The current owners has done their own assessment. Please ensure that you get independent advice regarding 1st July 2021. This unit is not compliant, due to rangehood extractor fan.



Bedroom 1



Bathroom



Bedroom 2



Front | Courtyard





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# UNIT 10

RAUKAWA - PU10  
CARPARK - AU10B

## Description

63sqm more or less  
two-bedroom unit

Low maintenance & weatherboard brick exterior. This is a great investment opportunity. Positioned well for sun with exceptionally tidy gardens and grassy common areas providing space for outdoor living Plus each unit comprising own car space & a garden shed. Fully fenced back yard. Electric hotwater.



Living area



Kitchen

## Chattles

- Fixed floor covering
- Light fittings
- Stove
- Heatpump
- Alarm
- Ventilation system
- Shed
- 1 x kitchen blind
- 1x hand Fire extinguisher

## Tenant details

Rent per week: \$300.00

Term: Periodic

Occupied:

## Disclosure

Healthy home standard owner statement. The current owners has done their own assessment. Please ensure that you get independent advice regarding 1st July 2021. This unit is not compliant, due to rangehood extractor fan.



Bedroom 1



Bathroom



Bedroom 2



Front | Courtyard





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# UNIT 11

RAUKAWA - PU11  
CARPARK - AU11B

## Description

63sqm more or less  
two-bedroom unit

Low maintenance & weatherboard brick exterior. This is a great investment opportunity. Positioned well for sun with exceptionally tidy gardens and grassy common areas providing space for outdoor living Plus each unit comprising own car space & a garden shed. Fully fenced back yard. Electric hotwater.



Living area



Kitchen

## Chattles

- Fixed floor covering
- Light fittings
- Stove
- Heatpump
- Alarm
- Ventilation system
- Shed
- 1 x kitchen blind
- 1x hand Fire extinguisher

## Tenant details

Rent per week: \$325.00

Term: Periodic

Occupied:

## Disclosure

Healthy home standard owner statement. The current owners has done their own assessment. Please ensure that you get independent advice regarding 1st July 2021. This unit is not compliant, due to rangehood extractor fan.



Bedroom 1



Bathroom



Bedroom 2



Front | Courtyard

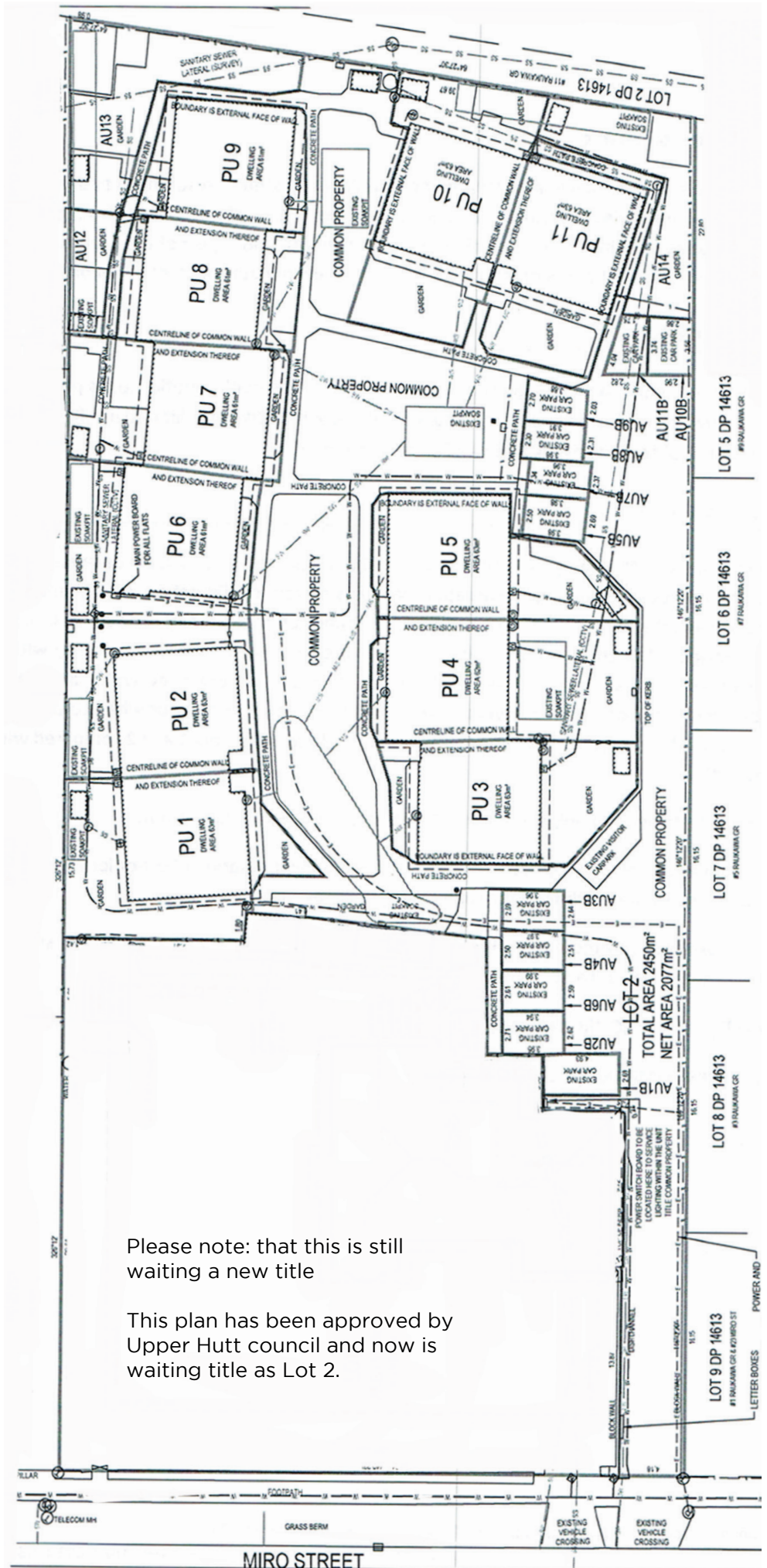




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UNITS  
PU1 - PU11

CARPARKS -  
AU1B - AU11B







### Lighting

There are foot path lights to some common areas.

### Driveway lighting



### Water storage & Shed



### Tenant letter boxes

### Disclosure

Healthy home standard owner statement. The current owners has done their own assessment. Please ensure that you get independent advice regarding 1st July 2021. This unit is not compliant, due to rangehood extractor fan.





### Fully fenced yards

Unit are well gated back yards with a shed for storage.



### 5x Fire hoses

Located in 3 area around common areas  
Also in car parking area,  
2x hoses for washing cars.



### Main Power box

Houses 10x units smart meters found at the end of unit 6. Unit 11 meter is separate.



### Ventilation unit

Each unit has ventilation unit on roof.

### Disclosure

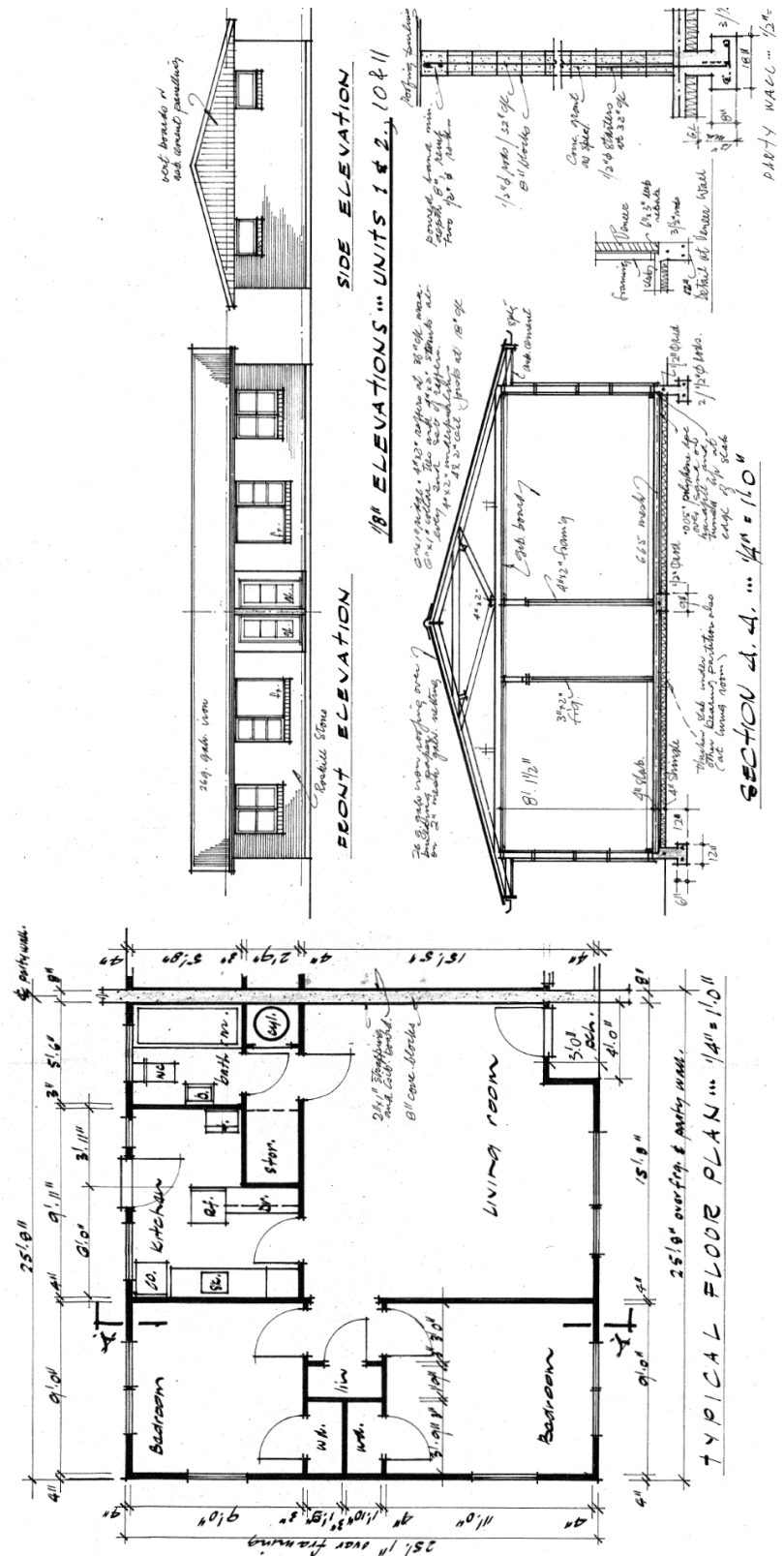
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## UNIT FLOOR PLAN

Please note: that this image is on file at local Upper Hutt council.  
Please ensure that you get independent advice.





## RENTAL OPTIONS

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HERE

YOUR LOGO  
HERE

## FINANCE OPTIONS



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Walker & Co Real Estate - Raukawa Court 11 Units



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MARC WALKER  
0275 836 256  
marc@walkerandco.nz

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