

Relab°

## 30 Sylvan Avenue, Waikanae (Waikanae)

# PROPERTY SUMMARY REPORT

11<sup>th</sup> October 2024



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# 30 Sylvan Avenue, Waikanae (Waikanae)



<b>Title Records</b>	
<b>Ownership</b>	<ul style="list-style-type: none"><li>• Karen Anne Maguire</li><li>• Michaela Erin Maguire</li></ul> (Owner since 23 Oct 2020)
<b>Land Title</b>	<b>Leasehold,Freehold 1/1 share of 884 m<sup>2</sup></b> (Title issued from 22 Mar 1974)
<b>Certificate of Title</b>	<b>WN12B/905,WN13C/1136</b>
<b>Legal Description</b>	<b>Leasehold, 1/1, Flat 1 Deposited Plan 40912 and Carport 1 Deposited Plan 40912, Fee Simple, 1/2, Lot 39 Deposited Plan 30846, 809 m<sup>2</sup></b>

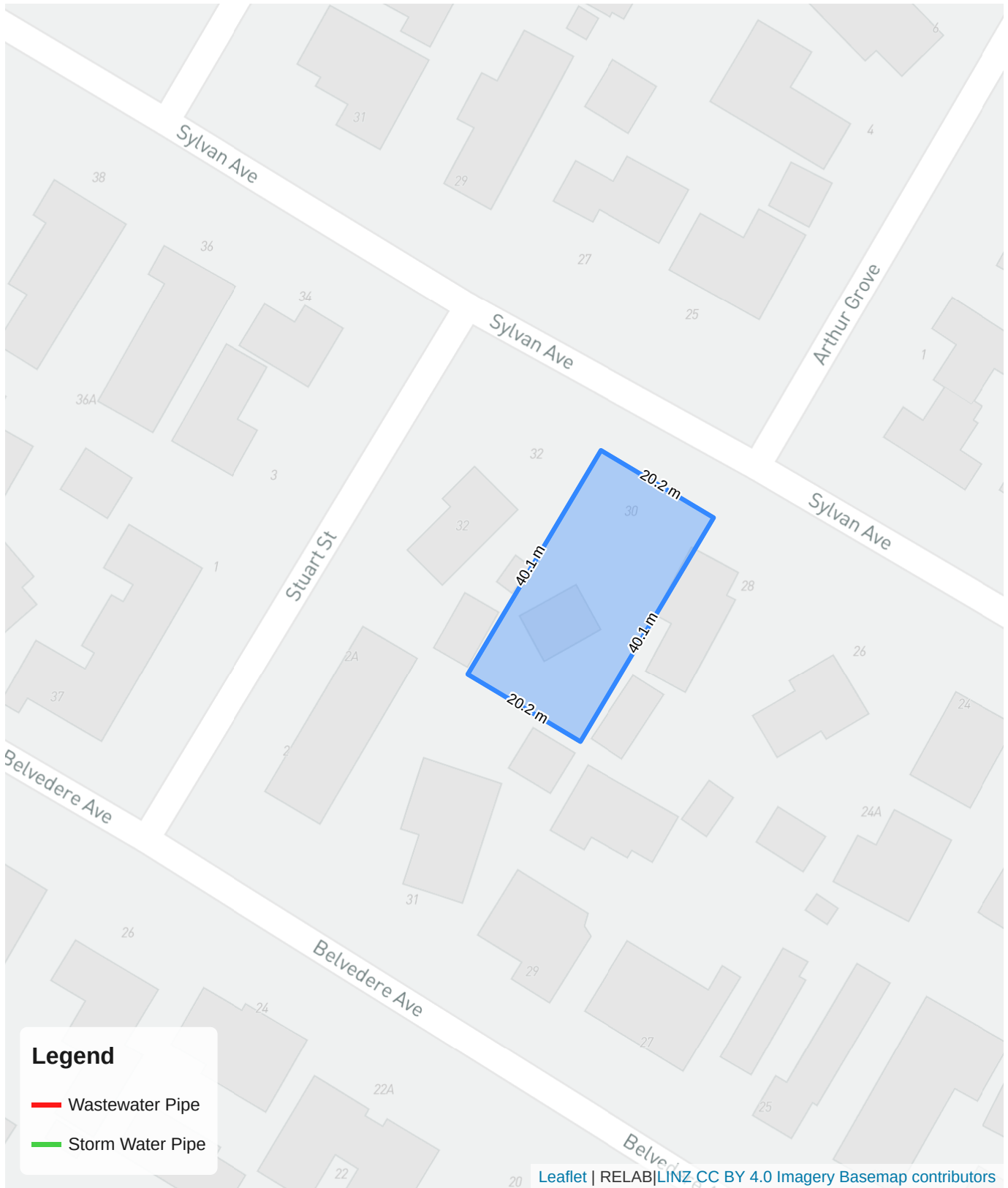
## Consent Approvals

- No Consent Approvals

## Subdivision Details

- No Record

# Flooding and Underground Services Map












30 Sylvan Avenue, Waikanae






## Overlay, Control & designations

- No Record

## Property Summary


 Floor area <b>90 m<sup>2</sup></b>	 Bedroom(s) <b>2</b>	 Bathroom(s) <b>1 (Estimated)</b>
 Year built (approximate) <b>1970s</b>	 Cladding <b>Roughcst</b>	 Roof <b>Tile</b>
 Property View <b>No Record</b>	 Parking <b>Single (Freestanding)</b>	 Pool <b>No Record</b>

# School Zoning

Intermediate & College					
	<b>Kapanui School</b>	Decile# 9	In-Zone	 7min	1086m away
	<b>Paraparaumu College</b>	Decile# 8	In-Zone	 14min	5.46km away
	<b>Our Lady of Kapiti School</b>	In-Zone	Integrated	 17min	7.04km away



# School Zoning

Primary					
	<b>Kapanui School</b>	Decile# 9	In-Zone	🚗 7min	1086m away
	<b>Our Lady of Kapiti School</b>	In-Zone	Integrated	🚗 17min	7.04km away

## Disclaimer

This document is intended to provide general information about considerations that may affect future development and resource consent applications at the subject site. The information is indicative only and subject to change over time. Resource consent considerations also depend on the activities being proposed. As such, this report alone should not be relied upon for evaluating future development potential or resource consent considerations. Property Portal Limited (Relab) accepts no liability or responsibility to any person for any loss in connection with this report, including any error in, or omission from, any information made available through this report.

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