

# Relab°

## 32 Annison Avenue, Glen Eden (Auckland)

(Residential-Mixed Housing Suburban Zone)

### PROPERTY SUMMARY REPORT

12<sup>th</sup> January 2025



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# 32 Annison Avenue, Glen Eden (Auckland)



Title Records	
<b>Ownership</b>	<ul style="list-style-type: none"><li>Cory Rehman (Owner since 30 Sep 2015)</li></ul>
<b>Land Title</b>	<b>Freehold 1011 m<sup>2</sup></b> (Title issued from 01 Apr 1977)
<b>Certificate of Title</b>	<b>NA38B/461</b>
<b>Legal Description</b>	<b>Fee Simple, 1/1, Lot 15 Deposited Plan 81503, 1,011 m<sup>2</sup></b>
<b>Zoning</b>	<b>Residential-Mixed Housing Suburban Zone</b>

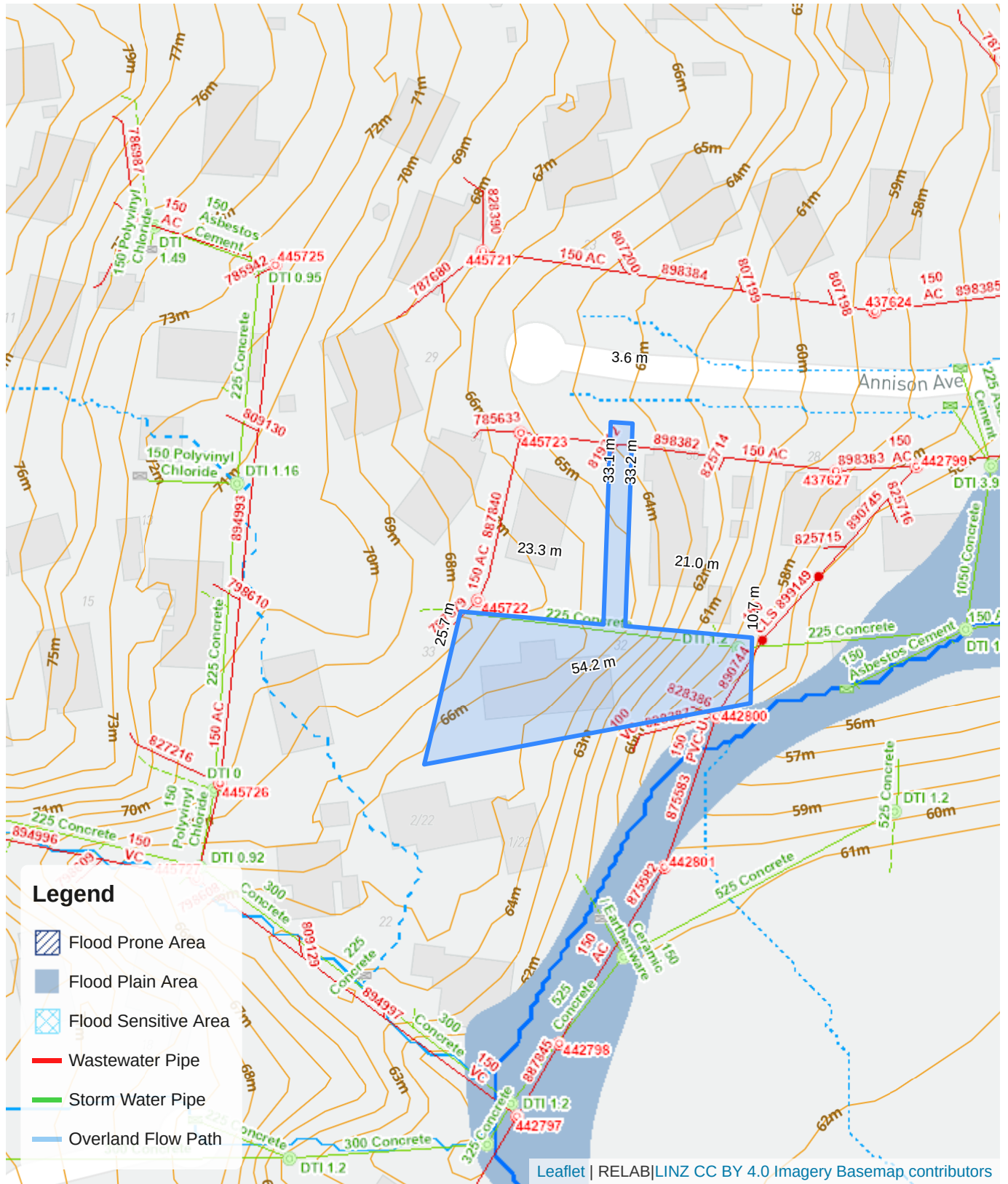
## Consent Approvals

- No Consent Approvals

## Subdivision Details

<b>Address</b>	32 Annison Avenue
<b>Zoning</b>	Residential-Mixed Housing Suburban Zone
<b>Storm water Pipe</b>	Within property boundary
<b>Waste water Pipe</b>	Within property boundary
<b>Land size</b>	approximately 1011m <sup>2</sup>
<b>Potential No. of subdivisions</b>	approximately 8 lots

# Flooding and Underground Services Map



32 Annison Avenue, Glen Eden










## Overlay, Control & designations

### Controls






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- Macroinvertebrate Community Index Native
- Macroinvertebrate Community Index Urban

## Property Summary



 Floor area <b>174 m<sup>2</sup></b>	 Bedroom(s) <b>4</b>	 Bathroom(s) <b>2 (Estimated)</b>
 Year built (approximate) <b>1980s</b>	 Cladding <b>Fibre Cement</b>	 Roof <b>Aluminium</b>
 Property View <b>No Record</b>	 Parking <b>Single (Freestanding)</b>	 Pool <b>No Record</b>

# School Zoning

Intermediate & College					
	<b>Glen Eden Intermediate</b>	Decile# 7	In-Zone	 7min	1.13km away
	<b>Green Bay High School</b>	Decile# 8	In-Zone	 9min	2.64km away
	<b>The Deep Green Bush School</b>	Private	 7min	1.31km away	



# School Zoning

Primary	
	<b>Konini School</b> Decile# 5 In-Zone 4min 296m away
	<b>Prospect School</b> Decile# 2 7min 1.29km away
	<b>The Deep Green Bush School</b> Private 7min 1.31km 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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