

Presented for sale by
Steve Fejos

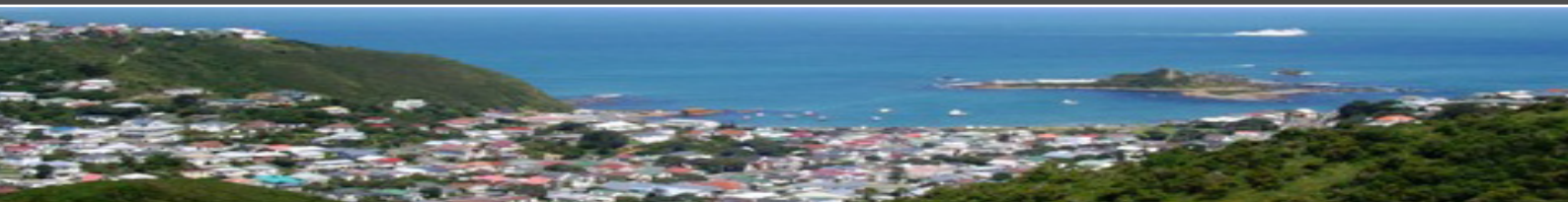
Setting a New BENCHMARK in Real Estate



98

Clyde Street
Island Bay

For further information refer to: www.leaders.co.nz/47355 or www.open2view/272624 or stevefejos.co.nz



ISLAND BAY - 4 BEDROOM SINGLE LEVEL HOME



Introducing 98 Clyde Street Island Bay.



Located in the heart of one of Wellington's most popular suburbs of Island Bay. Number 98 Clyde Street was built in 1918 and offers the combination of original character and the conveniences of modern living.

Located just a few minutes walk from the Island Bay shops, transport, Island Bay School and all the amenities on offer in this sought after traditional suburb.

It is a home offering fantastic street appeal, a single garage with remote control automatic opening door and a fully fenced and hedged child safe section for the security for the young and adventurous family.



Contact: M 0275 621 777 or Direct Dial 04 212 6772 or E stevefejos@xtra.co.nz

ISLAND BAY - 4 BEDROOM SINGLE LEVEL HOME



Entertain in the formal living room away from the children and family.

The formal living room is located at the front of the home and offers a pleasant environment of natural timber windows and original stained glass windows.

It is carpeted to offer the added warmth in the cooler winter nights and most importantly is a generous size to allow for that extra large lounge suite or for those larger pieces of furniture, wall units and even space for the family piano.

Located at the opposite end of the house to the family and dining area it will ensure a degree of peace and quiet away from the noise of the busy family and children.



ISLAND BAY - 4 BEDROOM SINGLE LEVEL HOME



Open plan family living, dining and kitchen.



The large open plan family room is located at the rear of the house and facing west with large wall to wall windows to capture the natural warmth and the best of the late afternoon sun.

This will be where the family is naturally drawn to relax and enjoy meal times, to watch your favourite television program or just sit in the sun reading that magazine or relaxing with a book.

It's also a great spot for the kids to just relax close by while you prepare the evening meal or help with their study, homework and hobbies.

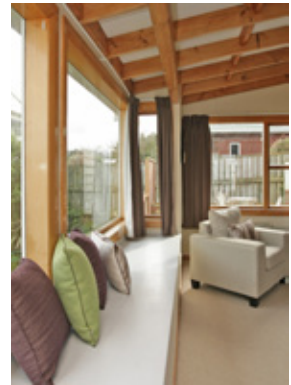


ISLAND BAY - 4 BEDROOM SINGLE LEVEL HOME



Indoor / outdoor flow to a small deck and lawn area.

The backyard consists of a small lawn area and garden with a deck off the family room for the summer BBQ's. Access to the rear lawn is by ten timber stairs off the rear deck and beside the door from the family room. The backyard is secure for children, with a combination of timber fencing and a hedge to create a child proof safe environment for the children to play and explore outside. The garage also creates a barrier from Clyde Street to ensure privacy from the roadside and from passersby. The house has a great combination of family living areas with an easy care section for the busy family on the go.



ISLAND BAY - 4 BEDROOM SINGLE LEVEL HOME



Four generous bedrooms with a master ensuite.



A generous queen sized master bedroom has a large 'his & hers' built in wardrobe and a functional and practical ensuite for the parents offering privacy from the children and guests

The other three bedrooms consist of two queen sized double bedrooms and the fourth bedroom is a generous single with ample space for a desk and drawers.

The bedrooms separate the formal living room at the front of the house from the open plan family room at the rear.

Three bedrooms are north facing to ensure good natural light and the warmth of the sun.



ISLAND BAY - 4 BEDROOM SINGLE LEVEL HOME

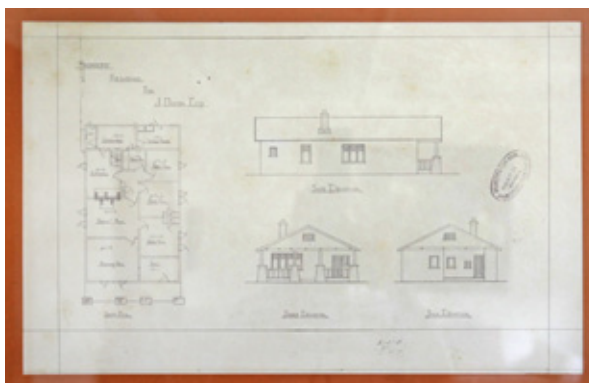
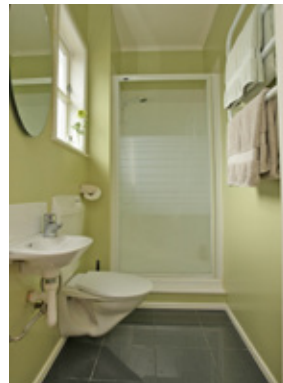


Two modern bathrooms for the busy family on the go in the mornings!

The two modern bathrooms ensure the busy family can beat the morning rush and keep the family to the daily routine and schedule. A additional third toilet is located off the family room

The main bathroom consists of a shower above the bath, toilet and good sized vanity. The laundry is located in a partitioned area within the bathroom and the ensuite has a shower and toilet.

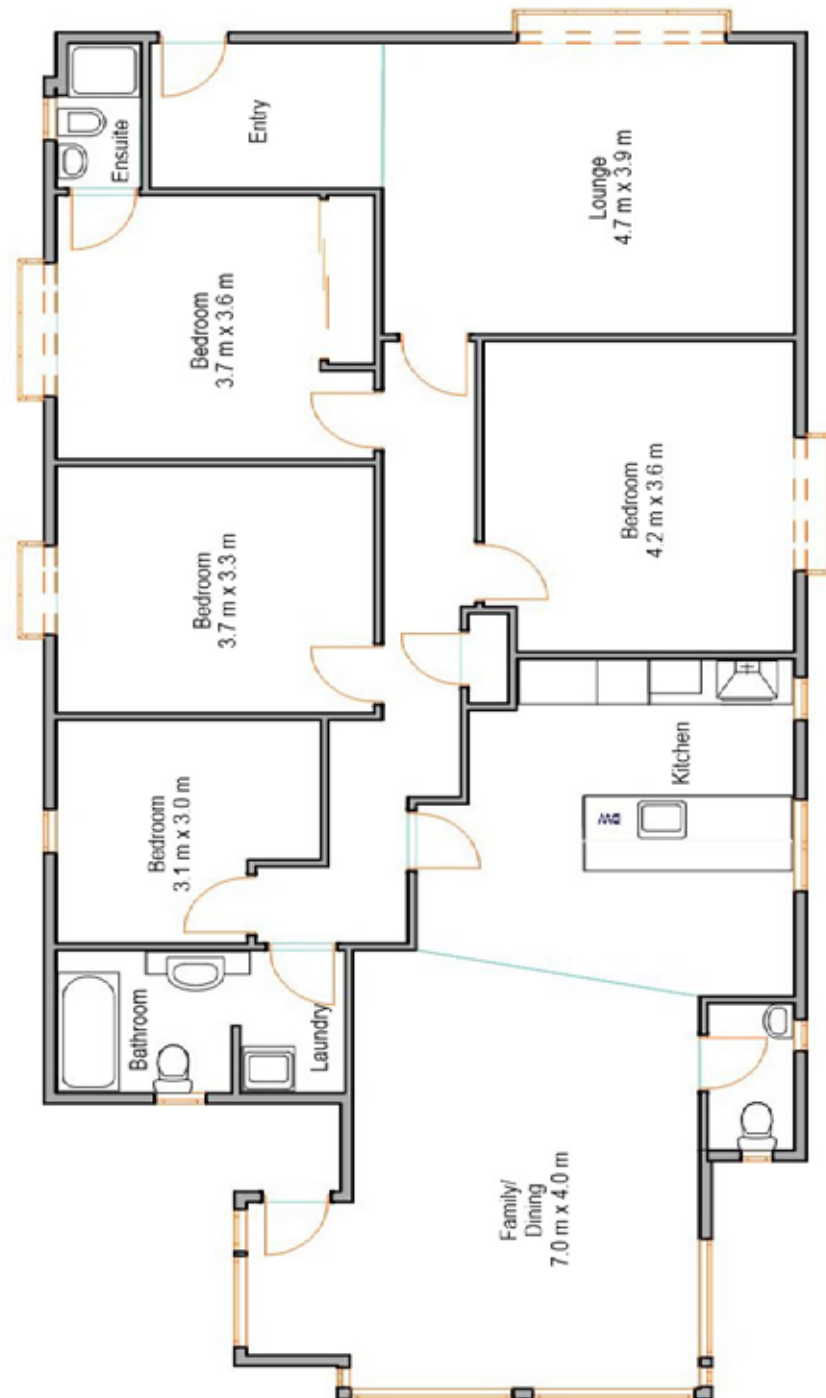
An original set of drawings and plans are framed in the living room and shows the house still retains most of it's original layout and design.



Floor Plan



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and should be used as such by any
prospective purchaser.
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Indicative only

3D Floor Plan



Indicative only

Property Details

Address: 98 Clyde Street Island Bay Wellington

Rateable Value: Land Value: \$245,000
(as at 1 Sept 2009) Value of Imp \$380,000
Capital Value \$625,000

Rates: \$3,076.28 (as at July 1 2012)

Floor Area: Approximately 151 m2 Size of Land: 506 m2

Legal Description: Lot 2 Deposited Plan 18842 Certificate of Title: WN 720/55

Heating: Electric, Gas on Bottles, 2 x Heat Pumps. Built: 1918

Chattels: Fixed Floor Coverings, Blinds, Curtains, Drapes, Light Fittings, Westinghouse Oven & Electric Hobs, Rangehood, F&P Double Dishdrawer, 2 x Heated Towel Rails, 2 x Heat Pumps, Alarm, Auto Garage Door with 3 Remote Control Units, Dry-Air System, Gas Water - Mains Pressure,

For Sale by Tender: Tender documents available on request from the Exclusive Marketing Specialist Steve Fejos.
Mobile 0275 621 777 After hours 212 6772 Email stevefejos@xtra.co.nz

Further Information: refer to www.leaders.co.nz/47355 or www.open2view.co.nz/272624 or www.stevefejos.co.nz

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Property Information

Search Email:
Date of Enquiry:
Report Date:

March 2019
09 Aug 2012

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Data Statement

Accuracy of aerial imagery +/-0.5m. Accuracy of property boundaries 1-5m in urban areas, up to 30m in rural areas. Property boundaries and legal descriptions sourced from LINC.



Title



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



R. W. Muir
Registrar-General
of Land

Search Copy

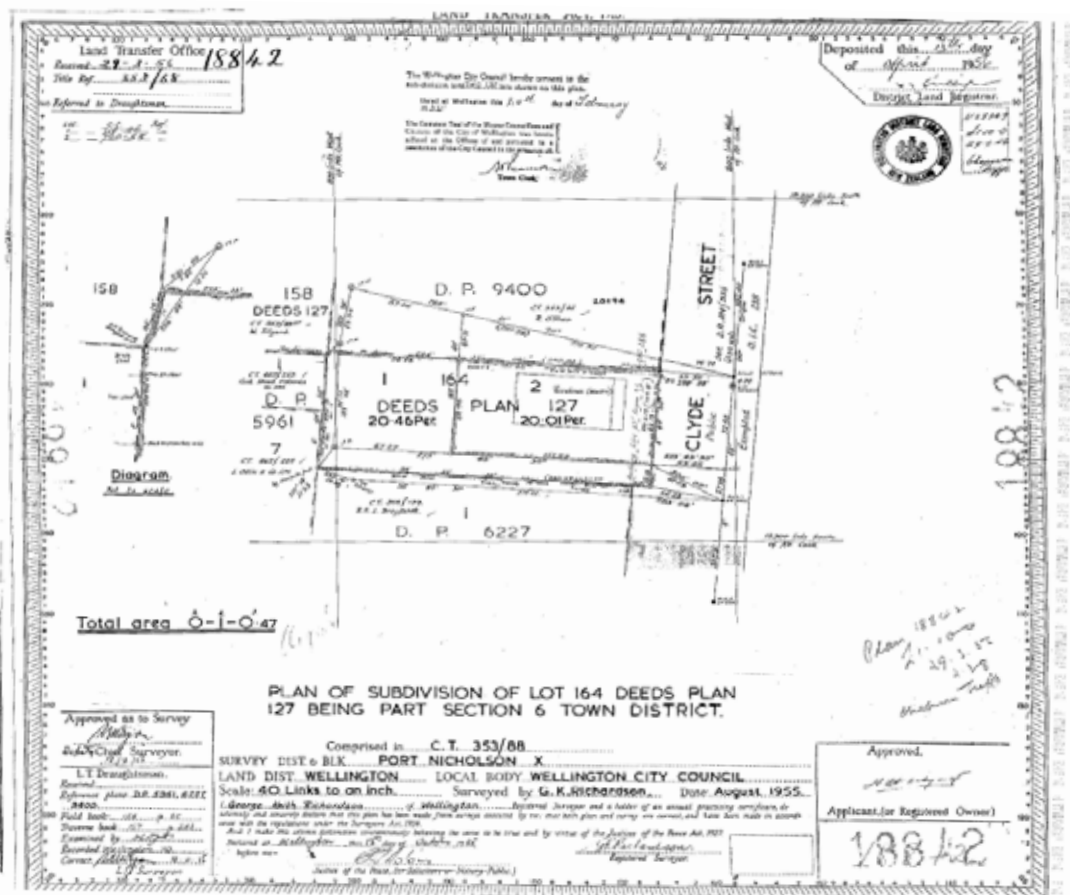
Identifier	WN720/55
Land Registration District	Wellington
Date Issued	30 October 1956

Prior References
WN353/88

Estate	Fee Simple
Area	506 square metres more or less
Legal Description	Lot 2 Deposited Plan 18842
Proprietors	
Peter Tien Loy Ng and Li Ling Ng	

Interests

235 Order in Council imposing Building Line Restriction
8135794.3 Mortgage to ASB Bank Limited - 11.5.2009 at 11:11 am



Transaction Id	34327018
Client Reference	sberryman001

Search Copy Dated 25/07/12 2:46 pm, Page 1 of 1

Register Only

Steve Fejos

Exclusive Marketing Specialist
RE/MAX Leaders Real Estate 1987 Ltd
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Setting a New BENCHMARK in Real Estate

Born in Wellington and educated at St Patrick's College and Victoria University in Wellington Steve entered real estate in August 1993, having come from a background in property management. In January 1996 Steve was appointed Sales Manager for Challenge Realty's Oriental Bay Office. Within eighteen months Steve took the office into the top ten in the Challenge Realty Group. Steve went on to purchase three Wellington offices in October 1997.

Over the next seven years Steve was instrumental in growing the company from a sales team of twelve to a team of sixty eight sales people with four thousand house sales worth over 1.5 billion dollars!

Shortly after Steve sold the business he was approached by Ray White Australia and asked to restructure their International business model so as to increase their competitiveness with RE/MAX. At the time over three hundred sales people, in Queensland alone, had left Ray White to join RE/MAX. In the next few years Steve played a huge part in turning around the fortunes of Ray White and increasing the number of sales people by over 40%.

Steve returned to New Zealand in November 2005 and took up the role of Director of Operations for RE/MAX New Zealand. The role was to assist broker owners and top sales people at new and established RE/MAX offices, to implement their business plans and maintain the momentum of the fastest growing real estate company - the RE/MAX brand, in New Zealand and Australia. In 2006 Steve attended a wide range of leading international industry training seminars in Denver, Chicago and Brisbane.

After more than four hundred flights during his three years in his corporate career Steve decided to resign and return to what he loves doing most - selling real estate in Wellington.

Steve's extensive experience in Real Estate spanning local, national and international markets is a huge benefit to his clients. This and his innovative and unique marketing techniques is 'Setting a New BENCHMARK in Wellington Real Estate'.

© Steve Fejos 2011



AWARDS RECEIVED:

REINZ Awards:

- 2012: Runner up - 'National REINZ Awards of Excellence - NZ Best Multi Media Marketing Campaign'.
- 2010: Top 5 Finalist 'National REINZ Awards of Excellence - NZ Residential Salesperson of the Year'. Only Finalist outside Auckland.

RE/MAX Awards:

- 2012: Re/max 'NZ Hall Of Fame'
- 2011: Re/max '100% Club' Award
- 2010: RE/MAX New Zealand 'Manager of the Year' Re/max 'Platinum Club' Award
- 2009: Re/max 'Platinum Club' Award
- 2008: Re/max 'Gold Club' Award
- 2007: Re/max '100% Club' Award

L.J. Hooker brand:

- 2003: Top 10 International Office for Gross Commission. 10th place
- 2002: Winner of the 'National Franchise Owner of the Year' Award again! Top 10 International Office for Gross Commission. 7th place
- 2001: Winner 'Most Productive Team' Award and Winner 'National Communications Award' and Top 10 International Office for Gross Commission. 8th place
- 2000: Winner of the 'National Franchise Owner of the Year' Award and Top 10 International Office for Gross Commission. 5th place

Testimonial: Gary Ahearn, Regional Director of RE/MAX Australasia says, "Steve brings together a vast experience and understanding of all facets of real estate. Having been very successful in sales in the mid 1990's Steve really made his mark on real estate by establishing a very credible and strong company under the L.J.Hooker brand. The standards he set are still the standards some offices are striving to attain. However it is Steve's ability to relate to all people in the community which is his outstanding strength."