

Presented for sale by
Steve Fejos

Setting a New BENCHMARK in Real Estate



35

Dorking Rd
Brooklyn

For further information refer to: www.leaders.co.nz/47396 or www.open2view/273337 or stevefejos.co.nz

No. 102 DORKING ST. BOXHILL. WELLINGTON, N. Z.



BROOKLYN 3 BEDROOM FAMILY HOME



Introducing 35 Dorking Road Brooklyn Wellington



From the moment you enter this Brooklyn home you will be intrigued by its benefits and modern features. A short timber panelled hallway leads you to a delightful lounge with a bay window and cushioned seating to enjoy the afternoon sun.

An ideal space for the whole family is this open plan living, dining and kitchen area. Gas central heating and a wood burner for the cold winter nights means you will never feel the cold.

On the summer nights you are naturally drawn to the private paved courtyard at the rear of the property.



BROOKLYN 3 BEDROOM FAMILY HOME



Open plan living - for the busy modern family on the go.

This is a functional galley kitchen, presented in neutral colours, with all the essentials of modern living - dishwasher, gas hobs and a wall oven combine with ample bench space for the family. The original timber floor boards throughout the living and dining area together with the stained glass windows means this home has retained it's traditional character. French doors create a natural connection between indoor and outdoor living and allows for those working in the kitchen to be part of the conversation or to keep that discrete eye on younger members of the family.



BROOKLYN 3 BEDROOM FAMILY HOME



Indoor/outdoor flow to a paved fully fenced courtyard



Easy flow to the private outdoor living space and BBQ area. It will be great for those Sunday morning coffees, evenings with family and friends in the privacy of a fully fenced area.

This paved area is also popular with the children wanting to ride their bikes and scooters in a safe and paved environment.

A sheltered lawn area at the front is ideal for those holiday family gatherings and games.

A vegetable garden completes the outdoor area and the benefit of having your own fresh vegetable patch.

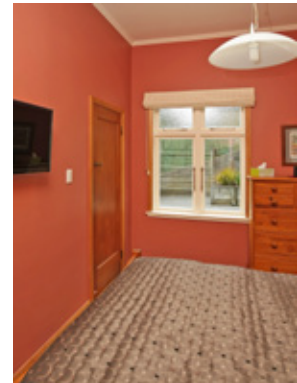
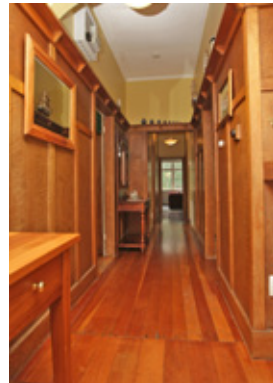


BROOKLYN 3 BEDROOM FAMILY HOME



A small lawn and vegetable garden complete the outdoor areas for the family.

The property has exceptional and easy drive on access for 4 cars (parking as a double tandem car pad (2 x 2)). With such good parking it is difficult to appreciate that you are in fact so close to the inner city. Installed in 2009 was the new gas central heating throughout the house and this combines with the wood burner in the living room for the new owners to have best of both worlds. Another bonus is the large storage under the house which can be develop into that workshop you have always wanted. The access is via the eastern side path which also leads to the lawn area.



BROOKLYN 3 BEDROOM FAMILY HOME



Three fresh, bright and well proportioned bedrooms for the family.



The master bedroom is rustic and beautifully decorated with a paint finish to match the natural timber flavours. The two other bedrooms well proportioned rooms with neutral colourings and wall to wall carpet for winter warmth for the children.

These two bedrooms are located away from the living and dining areas so they make the perfect children's or teenagers room.

Designed as a home on a single level and now drive to the front door with ample parking for every member of the family.



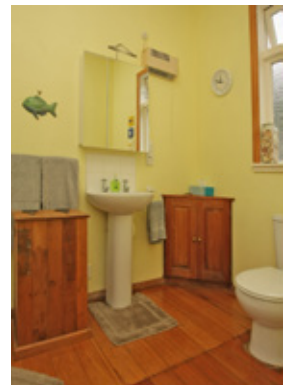
Contact: M 0275 621 777 or Direct Dial 04 212 6772 or E stevefejos@xtra.co.nz

BROOKLYN 3 BEDROOM FAMILY HOME

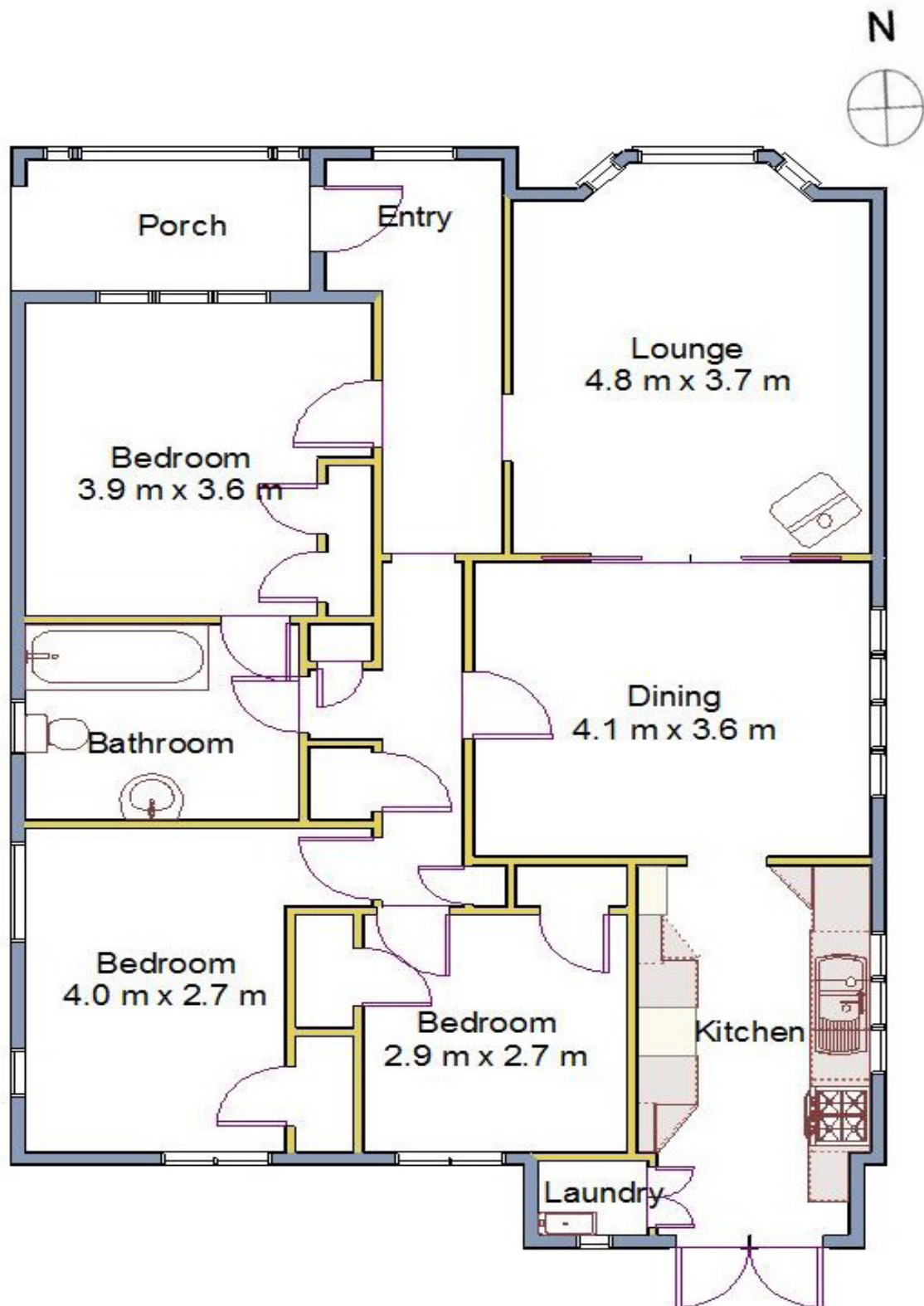


A well appointed spacious family bathroom catering for all ages.

A lovely traditional bathroom has warm timber floors and a matching timber vanity. There is a separate shower and also a bath for the children or the adults to have a soak after a hard day in the garden or on the sports field. The Laundry is cleverly hidden at the back of the house and off the kitchen beside the rear french doors. It offers the benefit of being hidden behind double doors away from the visitors and young fingers but it has a good workable space as every laundry demands. Chosen by the early settlers of Wellington, Brooklyn overlooks the harbour and is just a short walk or drive to the city



Floor Plan



3D Floor Plan



Indicative only

Steve Fejos - Setting a New BENCHMARK in Real Estate

BROOKLYN 3 BEDROOM FAMILY HOME

Property Details

Address: 35 Dorking Rd Brooklyn Wellington

Rateable Value: Land Value: \$295,000
(as at 1 Sept 2009) Value of Imp \$275,000
Capital Value \$570,000

Rates: \$2,829.99 (as at July 1 2012)

Floor Area: Approximately 140 m2 Size of Land: 445 m2

Legal Description: Lot 28 Deposited Plan 889 Certificate of Title: WN 128/96

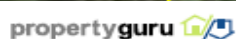
Heating: Electric, Gas Central Heating, Woodburner Built: 1900's

Chattels: Fixed Floor Coverings, Blinds, Curtains, Drapes, Light Fittings, Electric Oven, Gas Hobs, Insinkerator, Electric Bathroom Heater and Extractor Fan,

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/47396 or www.open2view.co.nz/273337 or stevefejos.co.nz

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Property Information

Search Results:
Date of Imagery:
Report Date:

March 2009
14 Aug 2012

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Data Statement

Accuracy of aerial imagery +/-0.5m. Accuracy of property boundaries 1-3m in urban areas, up to 30m in rural areas. Property boundaries and legal descriptions sourced from LINZ.



Title



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Search Copy



Identifier WN128/96
Land Registration District Wellington
Date Issued 06 August 1903

Prior References

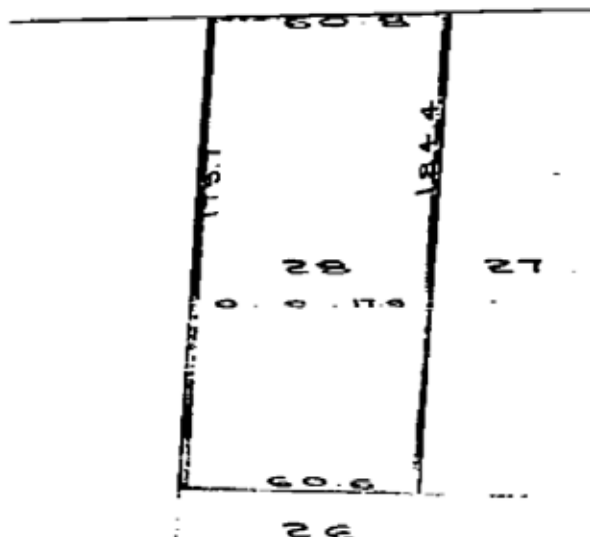
WN118/186

Estate	Fee Simple
Area	445 square metres more or less
Legal Description	Lot 28 Deposited Plan 889
Proprietors	
Matthew Robert Murfitt	

Interests

5257064.3 Mortgage to ASB Bank Limited - 18.6.2002 at 2:18 pm

Image Quality due
to Condition
of Original





Steve Fejos

Exclusive Marketing Specialist
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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'.

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AWARDS RECEIVED:

REINZ Awards:

- 2012: Runner up - 'National REINZ Awards of Excellence - NZ Best Multi Media Marketing Campaign'.
- 2011: Re/max '100% Club' Award
- 2010: Top 5 Finalist 'National REINZ Awards of Excellence - NZ Residential Salesperson of the Year'. Only Finalist outside Auckland.

RE/MAX Awards:

- 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

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."