



**Western First National** is driven to provide an exceptional level of excellence in real estate services, with total focus on honesty and professionalism.

Our **entire Team** is committed to completing your sale / purchase with care. We work as **one** to ensure you're given the best opportunity of achieving your real estate goal. Once your property is listed or you become a buyer and working with one of our **Team**, we strive to match you with the perfect buyer / seller.

Real estate is about people, their lives, aspirations and emotions, so – whether you are buying, selling, renting or investing, you will always be treated as our top priority.

Taranaki puts their trust in **Western First National** because...

**We put you first.**



**first national**  
REAL ESTATE | Western



## 11 Wallace Place, New Plymouth

To be Auctioned on site 21<sup>st</sup> September 2013 at 11am  
(if not sold prior)

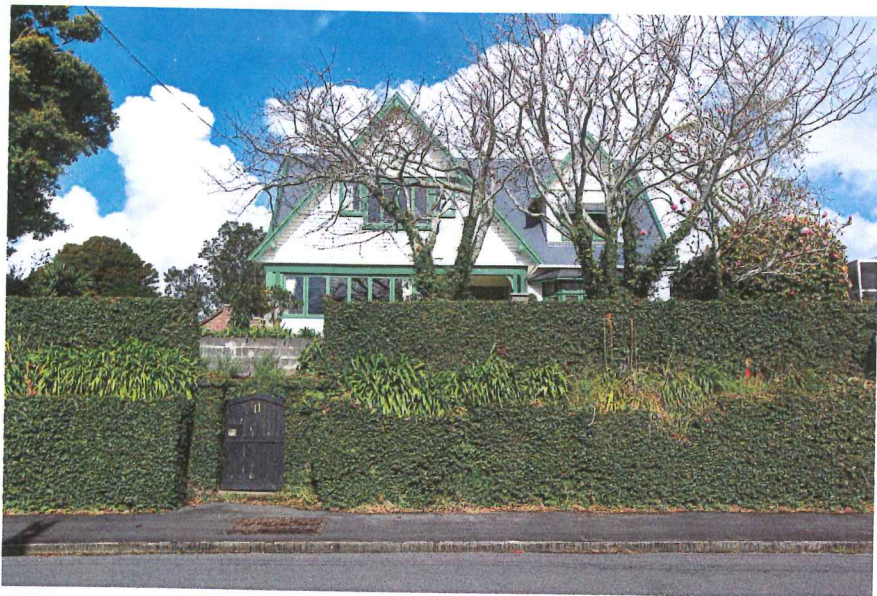


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JDH Realty Limited – Phone (06) 757 5101


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Disclaimer: We believe this information to be accurate but accept no liability for errors or omissions.



The first thing you'll be sold on, is the ambience of this north facing stately residence, which sits majestically elevated to encompass the views across the west end of the city to the ocean. Offering beautifully preserved hallmarks of traditional architecture and the graciousness of its design, the front door opens into a wood-panelled foyer, formal reception rooms and informal open plan living. There are 4 large bedrooms, two bathrooms and a double garaging, with easy care gardens fringed by mature trees to complement an idyllic setting.



|                 |                                      |  |
|-----------------|--------------------------------------|--|
| AGE:            | 1920's                               | 4 Double Bedrooms  |
| EXTERIOR:       | Weatherboard                         | Formal Lounge  |
| ROOF:           | Iron                                 | Formal Dining  |
| JOINERY:        | Timber                               | Lounge/Dining  |
| HOT WATER:      | Gas Infinity                         | Separate Kitchen   |
| HEATING:        | H R V Ventilation system & Open Fire | Ensuite  |
| RATES:          | \$2,746.28                           | Bathroom   |
| RATEABLE VALUE: | \$560,000                            | 2 Separate Toilets   |
| LAND VALUE:     | \$290,000                            | Separate Laundry   |
| SECTION:        | 787m <sup>2</sup>                    |  # 298046 |
| GARAGING:       | Double                               | Ref: 4467  |