



Information memorandum

Te Aro, Wellington
6 Macdonald Crescent

Prepared by Capital Commercial (2013) Limited
Total Property 1 - March 2026





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The opportunity

Capital Commercial (2013) Limited is pleased to offer 6 Macdonald Crescent, Te Aro for sale by way of Price by Negotiation.

A rare opportunity to acquire a distinctive residential investment property in the heart of Wellington's CBD fringe.

Positioned on sought-after MacDonald Crescent, between The Terrace and Willis Street, this property enjoys exceptional access to State Highway 1, Wellington's central business district, and major transport routes. Its central location makes it highly appealing to tenants seeking convenient city living.

The property offers a guaranteed income for the next 12 months, returning \$225,000pa, providing immediate cashflow certainty for investors.

Currently, the owners operate the building by leasing the rooms individually. Previously, the property functioned as a backpackers' accommodation.

The new owner may choose to continue the existing model or explore alternative uses to further enhance returns and add value or redevelop.

Please do not hesitate to contact a member of the project team in regard to any aspect of the content included in this document or to arrange a viewing of the property.



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Executive summary

The property



Property address

6 Macdonald Crescent, Te Aro



Legal description & record of title

PT LOT 18 DP 150 WN12C/469



Floor area

540sqm



Land area

306sqm



Car parking

Two (2)



Net income

\$225,000pa



Tenant/s

24 individual residential tenancies



Seismic rating

Earthquake prone - registered NBS of 25%



Zoning

High Density Residential

The sale process



Method of sale

Price by Negotiation

Key highlights

- Residential 24-bedroom investment
- Fully leased for 12 months, providing immediate income
- Desirable residential location between The Terrace and Willis Street
- Annual net income of \$225,000pa



Rosemere
BACKPACKERS



The property

This distinctive residential investment property comprises a multi-level building configured as 24 individual bedrooms with shared facilities.

The building is currently fully tenanted with all rooms leased on individual agreements. The property has been previously operated as backpackers' accommodation and is currently run as a rooming house model with individual tenancy agreements providing steady cashflow.

Constructed in the early 1900's, the property is not registered as historic or any heritage registers but still holds strong presence in the area. Since construction, the property has undergone significant additions and reconfigurations to now cater as an accommodation use. The properties construction is a mixture of concrete walls and pile foundations while the exterior cladding is timber weatherboard with timber window frames and an iron roof.

Key features

- Residential 24-bedroom investment
- Fully leased for 12 months, providing immediate income
- Desirable residential location between The Terrace and Willis Street
- Annual net income of \$225,634pa
- The building has been assessed as being earthquake prone with a deadline to remedy 03 August 2031

Property attributes

Floor area	540sqm
Land area	306sqm
Seismic rating	25%
Number of rooms	24 bedrooms
Number of tenancies	24
Car parks	Two (2) car parks

The location

The property is located on MacDonald Crescent which is between The Terrace and Willis Street, it is also parallel to Ghuznee Street. MacDonald Crescent is only 5 minutes walking distance to Wellington CBD and Te Aro.

Sitting in a lively, central Wellington urban neighbourhood very close to the CBD and major amenities, with a mix of residential and commercial activity typical of Te Aro.

Accessibility

- 5 minute walk to Wellington CBD
- Close to State Highway 1
- Excellent public transport links
- Walking distance to multiple bus routes



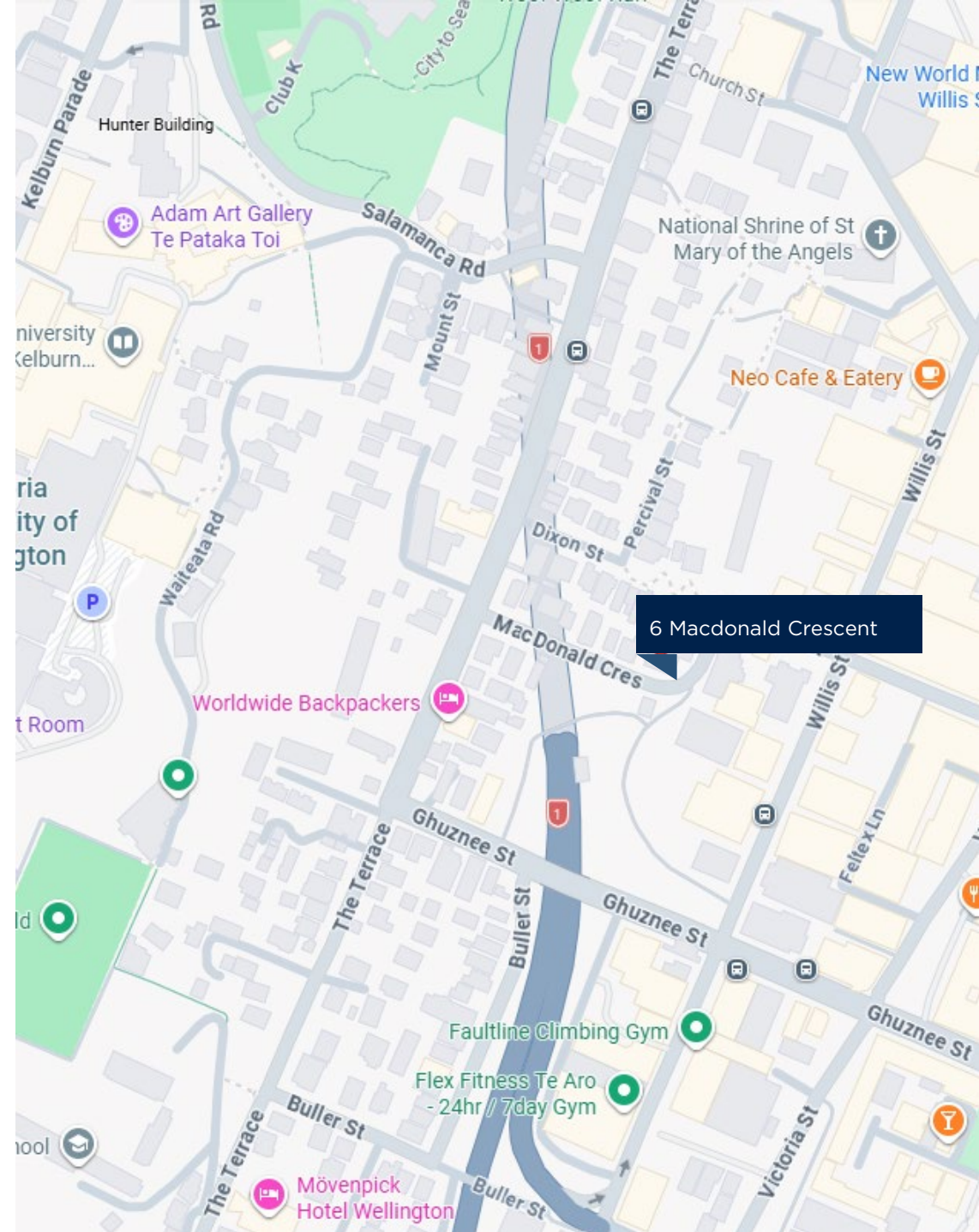
Amenities

- Close to Victoria University
- Surrounded by cafes and restaurants
- Near retail and entertainment precincts
- Proximity to cultural venues



Prime frontage

The property benefits from its position on a sought-after Te Aro street, in a desirable residential location that appeals to young professionals, students, and CBD workers.



Legal description and zoning

Legal description	PT LOT 18 DP 150 WN12C/469	
Tenure	Estate in Fee Simple	
Land area	306sqm	
Rating valuation	Land value	\$650,000
	Value of Improvements	\$750,000
	Capital value	\$1,400,000
Local authority	Wellington City Council	
Zoning	High Density Residential	

Zoning

The High Density Residential zoning provides for multi-unit residential development, enabling a range of potential uses subject to resource consent. Under Wellington's District Plan, this zoning supports intensive residential development and may allow for redevelopment opportunities.





Current tenancy structure

Description	Details
Total rooms	24 bedrooms
Occupancy	100% fully leased
Lease structure	Individual bedroom agreements
Lease terms	12 months guaranteed by vendor
Total annual net income	\$225,634pa

*All figures include GST.

Operating expenses

Description	Annual expense
Rates	\$8,351
Insurance	\$14,015
Compliance / Building WOF	\$2,000
Maintenance & Repairs	\$5,000
Total	\$29,366



Income summary

Total gross income (24 rooms)	\$255,000
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Less: Operating expenses	\$29,366
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Total net income	\$225,634pa
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All figures include GST.

The sale process

6 Macdonald Crescent, Te Aro is being offered for sale by way of Price by Negotiation.

To assist purchasers with their assessment of the offering an online due diligence data room is available.

www.propertyfiles.co.nz/property/6macdonaldcres

If you have any questions regarding the content included in this document or to arrange a viewing of the property, please do not hesitate to contact us:



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This Information Memorandum provides preliminary information to assist interested parties with their assessment of the property. For further information about the property sign into MyBayleys and visit bayleys.co.nz/3259580



Appendices



Appendices

- Aerial
- Certificate of Title

Aerial



Certificate of title



RECORD OF TITLE

UNDER LAND TRANSFER ACT 2017

FREEHOLD

Search Copy



R. W. Muir
Registrar-General
of Land

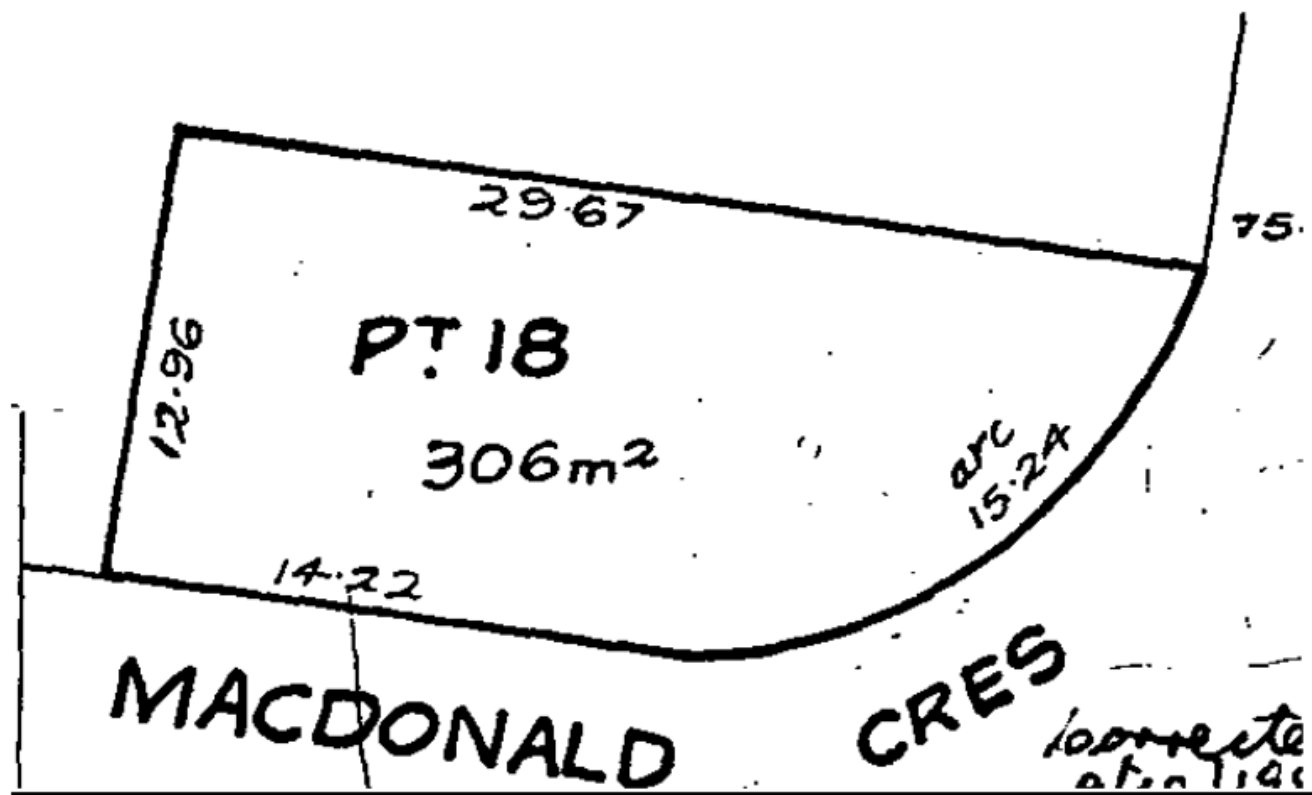
Identifier WN12C/469
Land Registration District Wellington
Date Issued 23 October 1973
Prior References WN93/80

Estate	Fee Simple
Area	306 square metres more or less
Legal Description	Part Lot 18 Deposited Plan 150
Registered Owners	Craig Preston Relp

Interests
792903 Proclamation defining the middle line of a portion of the Ngauranga - Basin Reserve Motorway

Certificate of title

Transaction ID: 7916434
Client Reference: 010017
Search Copy Done: 27/01/16 10:34 am, Page 2 of 2
Register Only



Identifier: WN12C/469

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