Property information for buyers

Unit 207, 424 Maunganui Road

Mount Central Apartments, Mount Maunganui

A two-bedroom, two-bathroom apartment in the Mount Central complex on Maunganui Road, an easy walk from Blake Park, Bay Oval and the beach. One level, own basement carpark, shared pool, spa, sauna and gym. This document covers the property, the body corporate and the title.

At a glance

Address	Unit 207, 424 Maunganui Road, Mount Maunganui 3116
Legal description	Unit 2-07 and Accessory Unit 2.07, DP 373139
Title type	Unit title — Computer Freehold Register (Identifier 295631)
Configuration	2 bedrooms (ensuite to bedroom one), 2 bathrooms, open-plan living
Floor area	82m² apartment plus 12m² covered deck (94m² total)
Parking	1 secure basement carpark (accessory unit)
Level	Second floor, single level, no internal stairs
Built / renovated	Built 2006; kitchen and both bathrooms fully renovated in 2021
Body corporate	BC 373139, Mount Central Apartments — unit entitlement 207 of 10,000 (2.07%)
2025/26 body corporate levy	$8,871.53 including GST, paid quarterly (confirmed current to 30 September 2026)
2026/27 council rates	$3,968.40 including GST (Tauranga City Council, year to 30 June 2027)
Rating valuation	$850,000 as at 1 May 2023 (land $380,000, improvements $470,000) — unchanged for 2026/27
2025 registered valuation	$850,000 as at 14 January 2025, including $5,000 of chattels
Last sale	$839,000, July 2021
Occupancy	Currently vacant — sold with vacant possession

About the apartment

82m², plus a 12m² covered deck off the living area and the master bedroom. Second floor, one level, no internal stairs.

First Call Construction fully renovated the kitchen and both bathrooms in 2021. The kitchen has new cabinetry, engineered stone benchtops, a Samsung cooktop and oven, Smeg rangehood, Samsung fridge and full dishwasher. It opens to the dining and living area, which has a heat pump and leads onto the deck. Both bathrooms were re-tiled with new vanities and glass showers. The renovation also covered a full repaint, an electrical rewire, new LED lighting and a home automation system.

Bedroom one is a double with a wardrobe and its own ensuite (shower, vanity, toilet). Bedroom two is also a double with a wardrobe. The main bathroom has a shower, vanity and toilet. The laundry is in a cupboard off the kitchen.

Concrete floor, concrete and aluminium cladding, concrete roof, single-glazed aluminium joinery. A registered valuer inspected in January 2025 and called it tidy and renovated, with no deferred maintenance.

The building

Mount Central Apartments is a unit title complex at 424Maunganui Road. Owners and residents share a pool, spa, sauna, gym and landscaped grounds. There's an onsite building manager, and Watchdog Security covers the building.

- Pool and spa: open 7am to 10pm, residents and guests only
- Gym: open 6am to 10pm
- Visitor parking: three street-level carparks, 2-hour limit
- Common areas are smoke and vape-free

Owners can let their unit, including short-term letting like Airbnb — you're responsible for your tenants and guests following the rules. Pets need body corporate approval. Owners are usually approved; tenants generally aren't.

Title and body corporate

The unit is held on a unit title: Unit 2-07 and Accessory Unit 2.07 on Deposited Plan 373139, South Auckland Land Registry (Computer Freehold Register 295631). The accessory unit is the basement carpark.

Unit 207 has a unit entitlement of 207 out of 10,000, or 2.07%. That sets its share of levies and voting rights at general meetings.

The body corporate is BC 373139, run by Everything Body Corporate Ltd. The 2025/26 levy is $8,871.53 including GST, paid quarterly and confirmed current to 30 September 2026. The 2026/27 budget gets set at the next AGM. The body corporate holds material damage, public liability, statutory liability and office bearers' insurance. A current certificate of currency and disclosure statement are available from the body corporate manager on request.

The body corporate is replacing the lifts. Owners got a timeline and funding update in July 2026. We'll send you a copy, with confirmation of how it affects future levies, before you make an offer.

Rates and valuation

Council rates for 2026/27 (1 July 2026 to 30 June 2027) total $3,968.40 including GST — $3,889.90 in rates plus $78.50 in infrastructure levies, paid in two instalments. The council's rating valuation is unchanged since 1 May 2023: land $380,000, improvements $470,000, capital value $850,000.

A registered valuation for mortgage lending, done on 14 January 2025, put the market value at $850,000, including $5,000 of chattels. The valuer's range was $800,000 to $870,000, based on comparable sales, and called the apartment market flat but improving. We bought the property in July 2021 for $839,000. Both figures are a guide — talk to us about where things stand now.

Rental potential

The apartment is vacant and sells with vacant possession — good for an owner-occupier, or a buyer who wants to set their own tenancy terms. It has a solid rental history: under Vault Property Management, it let for $790 a week.

What's included

Floor coverings, window treatments, light fittings and the heat pump, plus the kitchen appliances from the 2021 renovation: Samsung cooktop and oven, Smeg rangehood, Samsung fridge, Samsing washing machine, Samsung dryer, dishwasher and Insinkerator waste disposer. We'll confirm the final chattels list in the sale and purchase agreement.

Next steps

Want to view the apartment, or have questions? Get in touch and we'll set up a time.