



BEWARE OF POTENTIAL HAZARDS Which could be found at this property	POTENTIAL RISK	CONTROLS As required
Chemicals/cleaning products-possibly items kept in kitchen, bathroom and garage areas	Within reach of children Could be consumed	<ul style="list-style-type: none">All children must be Supervised by parentWarning sign erected Copy of hazards acknowledged by and provided to all viewersRestrict access to hazard areas Customers remain a safe distance from hazardHazard sign and person monitoring hazard if requiredAppropriate footwearKeep aware/hazard sign Awareness of weather conditions
Grounds/ Bush areas - Sloping and uneven ground, Plants - privet, agapanthus Trees & tree roots etc Low hanging branches	Slipping, falling Adverse reaction to plant respiratory aggravation Falling tree foliage Eye injuries	
Obstructions across access ways	Tripping Falling	
Drain/water	Slipping, falling Adverse weather	
Internal / External/ Stairs uneven floor boards, rooms at differing floor levels No visual rails on glass doors Steep stairs with no hand rail	Tripping, falling Respiratory aggravation Walking into glass, Breaking glass Injury	
Unknown debris	Injury	
Adverse weather conditions	Slipping on steps/grounds Reduced visibility	

For more information regarding this property contact the sales team

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3 OXFORD AVENUE TE KAMO



Tender
Closes 24 April 2025, 10.00am
(Unless sold prior)

Proudly Marketed by the Olive Tree team

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SCAN FOR
MORE DETAILS





Price:	Tender - closes 24th April 2025, 10am (unless sold prior)
Certificate Of Title:	NA99A/948
Legal Description:	Lot 13, DP164605
Capital Value:	\$880,000 (2024)
Rates:	\$3,403.77
Land Area:	676 m2 (more or less)
Building Area :	210 m2 (more or less)
Age:	CCC - 1998
Exterior:	Brick
Roof:	Colour tile
Joinery:	Aluminium
Living Areas:	Separate lounge & family room
Bedrooms:	4 bedrooms
Bathroom:	Bath & shower room. Vanity & toilet separate
Ensuite:	Shower, vanity & toilet
Garaging:	Double with internal access + motorhome/boat parking
Views:	Urban
Services:	Town water & sewage
Zoning:	General Residential Zone
	Refer to wdc.govtnz-giz maps for further details

Chattels: Electric oven, induction hob, rangehood, dishwasher, light fittings, fixed floor coverings, window treatments, heated towel rails, heatpump, auto garage door opener & 1x remote, clothesline, garden shed, smoke detectors, ventilation system, security system (unmonitored), bathroom extractor fan

Council records indicate this property is situated in a low landslide susceptibility zone.

Any building constructed, altered or refurbished before the year 2000 could have been built when asbestos and/or asbestos containing materials (ACMs) were still actively being used-this may not relate to this property however as we are not experts in this field and the house was built in that era, we recommend you do you own due diligence in this regard. For more information visit: <https://www.health.govt.nz/your-health/healthy-living/environment-ealth/hazardous-substances/asbestos>

The above property details have been sourced and/or provided by the seller or obtained from the Council property file, LIM or other appropriate authority, so while care has been taken in the preparation of these particulars, no responsibility is accepted for the accuracy of the whole or any part thereof and interested persons are strongly advised to make their own independent enquiry to satisfy themselves in all aspects of purchasing this and/or any property.

BOUNDARY DISCLAIMER:
The sales team are unable to point out the true boundary lines. If boundary lines are important to you, it is essential that as an intending purchaser you undertake your own due diligence & seek legal advice in regards to having the boundaries being surveyed prior to purchasing.

TE KAMO

Welcome to 3 Oxford Avenue...

Wonderful location with this one level brick residence set in a quiet no exit street (with only a 600m walk or drive to Hurupaki Kindy and School).

This home has been loved by the same family for many years and now its time to have a new family enjoy it as much as the current owners have over the years.

The residence offers a separate lounge with the dining and kitchen with family room space plus four bedrooms, two bathrooms along with an additional small office off the garage area. Gorgeous wooden floors are an instant attraction and gives the homes warmth and a homely feel with the ranchslider access opening the living out to the northfacing rear yard with its large deck plus a shade sail to keep you cool over the hot summer months. Imagine sitting in the sun reading a book or entertaining.

The spacious kitchen is open to the family and dining room which allows for easy conversation while preparing meals, or close off the formal lounge to have your own quiet space.

If you want to live in a desirable location with awesome neighbours this could be the place ready and waiting for you.

This property is seriously for sale and my seller wants it sold - hence selling by Tender (unless sold prior) inviting both conditional and unconditional interest.

210 m² 4 2 2 2

