

PROPERTY BROCHURE

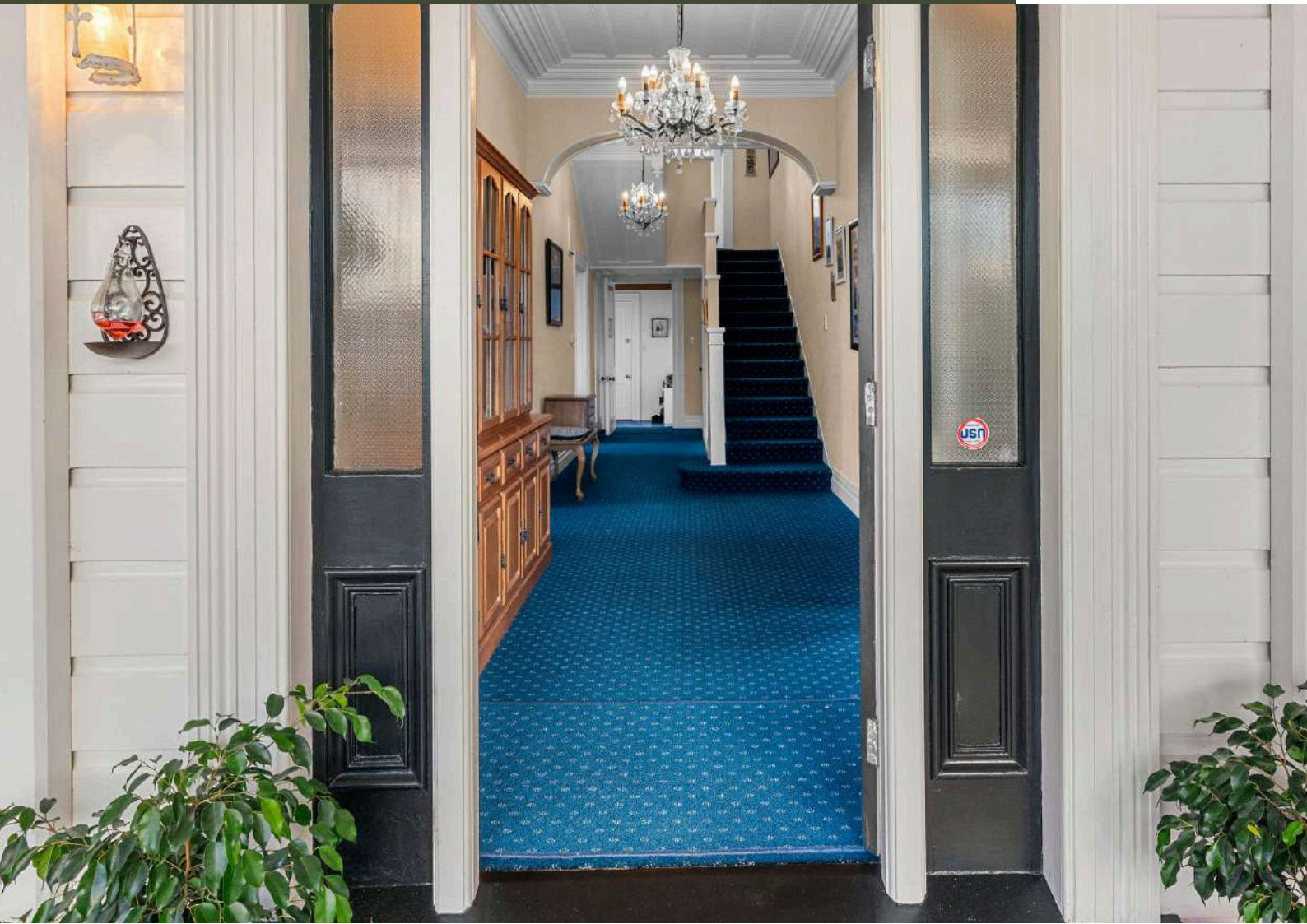


53 THREE MILE BUSH ROAD, KAMO WEST

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

A GRAND LADY OF TIMELESS GRACE...



53 THREE MILE BUSH ROAD, KAMO WEST

DEADLINE SALE 1pm, 23 July 2025
(unless sold prior)

2357sqm 4 2 2 1 2

Step into a bygone era with this exceptional Victorian villa - a residence of stature, soul, and undeniable presence. Privately tucked away from the road in an exclusive, elevated position, this stately home is framed by manicured hedging and elegant palms, offering both prominence and privacy in one of Whangarei's most desirable neighbourhoods.

Beyond the formal entry, a wide hallway staircase, soaring ceilings and chandelier lighting sets the stage for what lies ahead - a home where elegance is a constant and scale is celebrated. The magnificent main lounge, once the setting for grand balls, speaks to the home's century old place in Whangarei's rich social tapestry, offering a rare glimpse into the region's heritage. Light pours in through large sash windows throughout, illuminating the home's timeless details and enhancing its refined character.

Across two substantial levels, the floorplan offers four expansive bedrooms, multiple formal and informal living zones, a dedicated office, modernised kitchen and new main bathroom. Opening wide, to deep verandahs and a covered deck - the scene is set for entertaining or soaking up the lush, established garden views of the family-friendly 2357sqm (more or less) section.

Whether you're drawn by the architectural pedigree, superb family proportions, or the opportunity to own a local landmark in the Hurupaki School zone, this extraordinary villa is one of a kind.

PHOTO GALLERY



PHOTO GALLERY

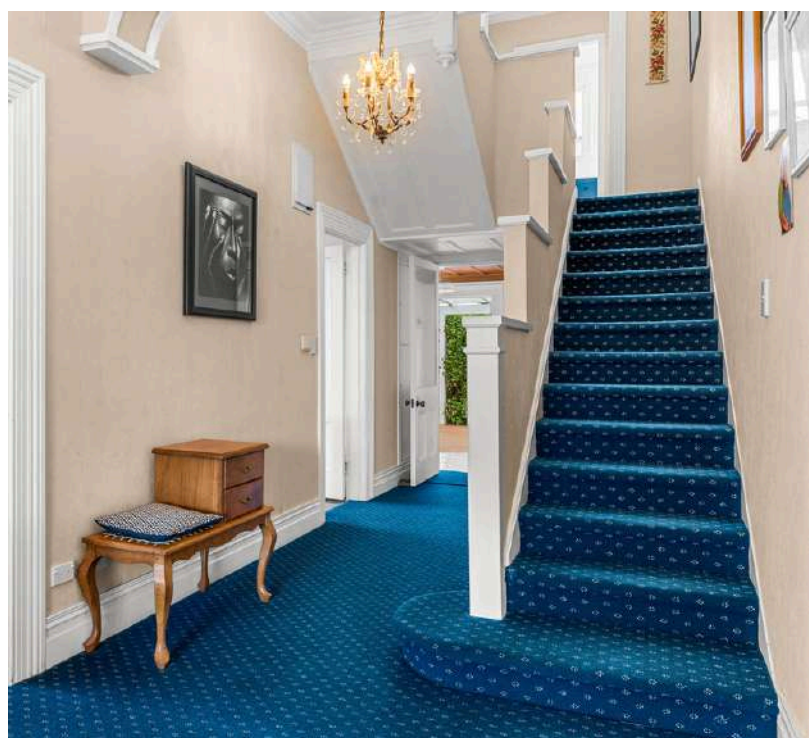


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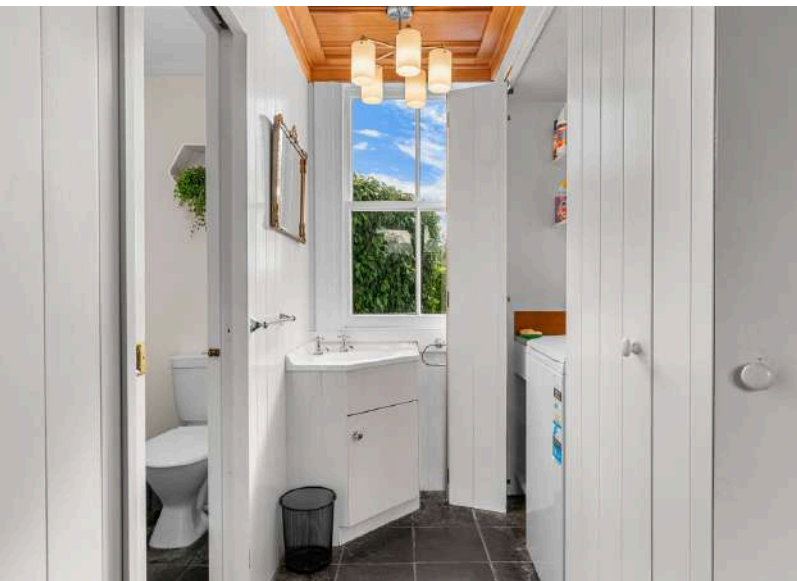


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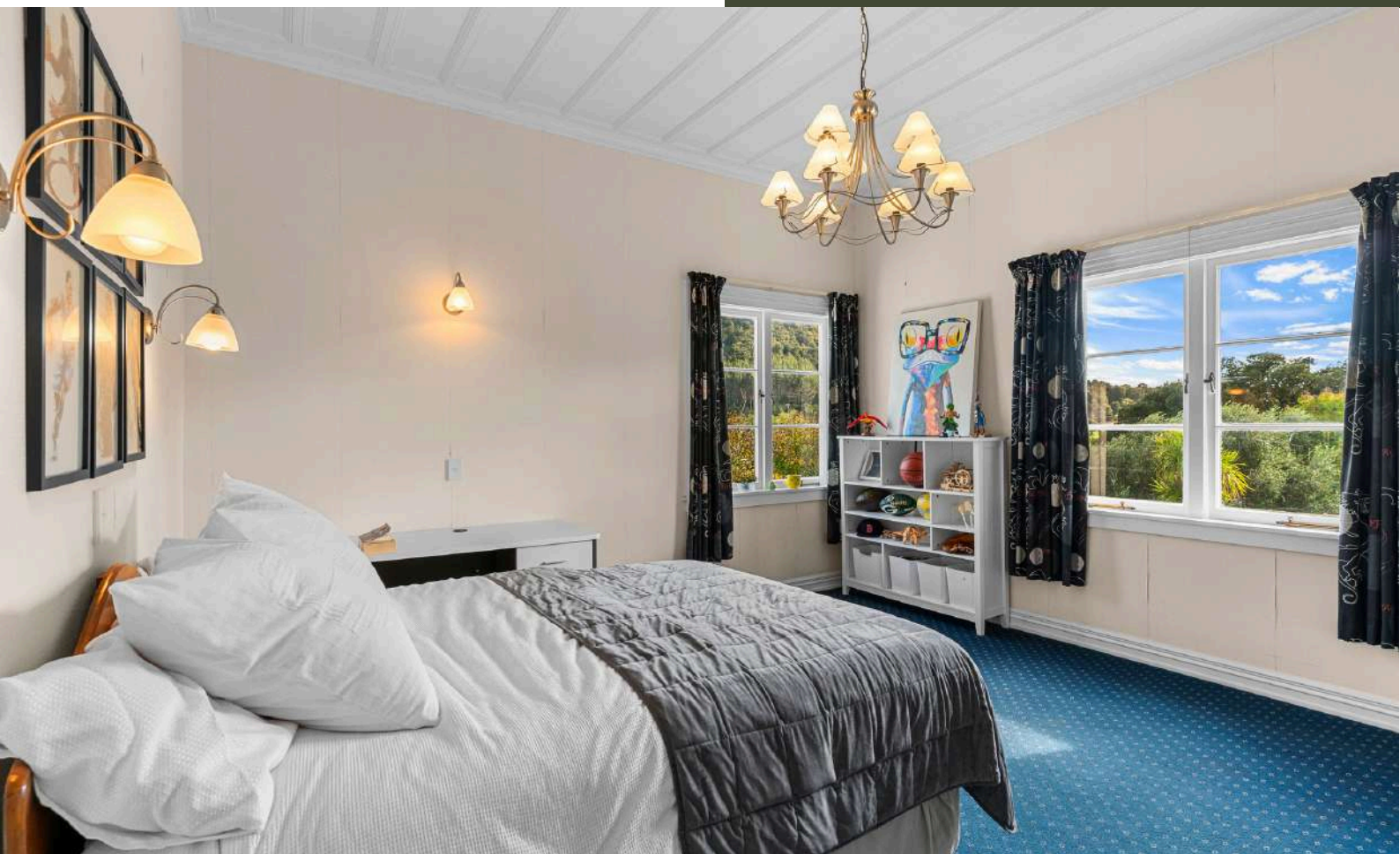


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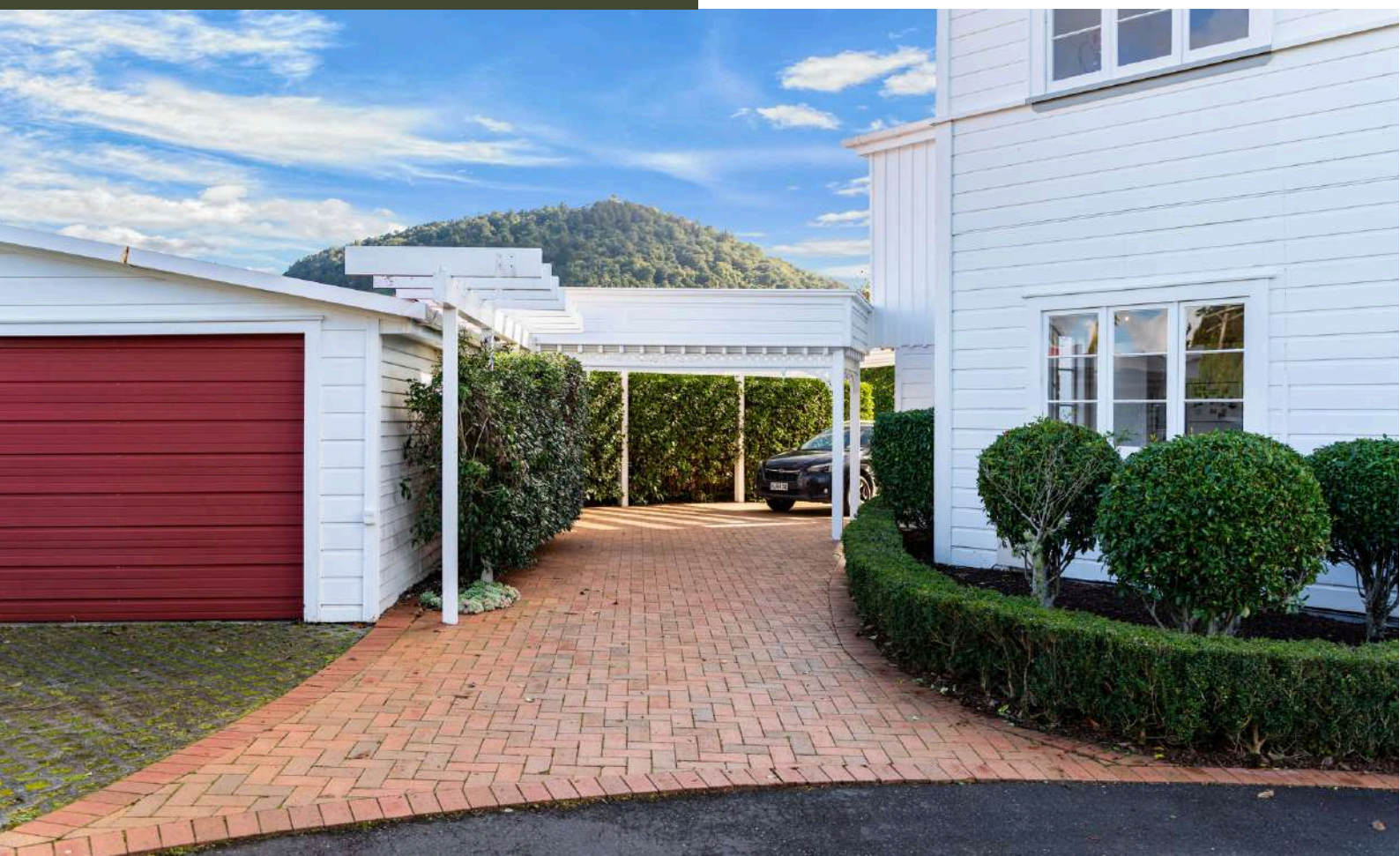


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KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 1, Deposited Plan 68109, Certificate of Title NA23C/562
CV	\$1,110,000 (2025/2026)
RATES	\$3,723.52
DATE BUILT	1910
ZONING	Medium density residential
LAND AREA	2357sqm (more or less)
FLOOR AREA	260sqm
LIVING AREAS	2 – summer lounge & winter lounge
BEDROOMS	4 + office
BATHROOMS	2 – upstairs & downstairs
KITCHEN APPLIANCES	Bosch oven, Bosch microwave, Bosch gas hob & downdraft, Bosch dishwasher, Insinkerator
HEATING	Gas fire (serviced May 2025), open fire (chimney sweep May 2025), air handling unit in hallway
GARAGE	Double garage plus glass covered carport
INSULATION	Batts in ceiling, insulated external walls (cavity filled)
WATER HEATING	Electric, hot water cylinder with wetback boiler system
ROOF	Corrugated iron, Butynol above bathroom
JOINERY	Timber – some original sash windows
CLADDING	Kauri timber weatherboard
FLOOR	Kauri timber
WATER SOURCE	Mains
WASTE	Mains
INTERNET	Fibre
CHATTELS	Gas fire + remote, smoke alarms, waste disposal, window treatments, auto garage door (without remote), dishwasher, oven, microwave/convection oven, gas hob, downdraft extractor, washing machine, heated towel rails x2, bathroom extractor in upstairs bathroom, fixed floor coverings, garden shed, greenhouse, light fittings, alarm (unmonitored) + 2 remotes, verandah screen, TV bracket, wetback boiler system, air handling unit, ceiling fan and remote

ADDITIONAL FEATURES

- Fully fenced with gates
- On mains gas – fire in winter lounge & gas hob in kitchen
- Historically, the summer lounge was used as a ballroom
- Walk-in linen cupboard
- Outdoor spa room
 - Floor engineered for a spa pool – original (old stone hot tub under floor)
 - Power provision for spa
- Electrical work
 - Whats observed is new cabling
 - Modern switchboard
 - Has 1 RCD for spa
 - 2 switchboards – upstairs & downstairs
- Provision for shadesail
 - Rail & poles for a shadesail over northern patio
- Plumbing – combination of old & new
- Circular drive
- Cavalier Bremworth carpet
- Verandah/alfresco living

DISCLOSURES

- Small chip in kitchen bench, beside hob
 - Water filter in kitchen not connected (but can be)
 - Auto garage door has no remotes, push button on wall
 - West window on upstairs southwest window is painted shut
 - Old TV bracket holes in the wall behind the TV in summer lounge
 - In extreme weather the odd window has been known to seep in small places where the putty has become brittle. All known areas have been maintained by the owner - Requires ongoing maintenance
-

FLOOR PLAN



This plan is for illustrative purposes only and should only be used as such by any prospective purchaser

BOUNDARY MAP



Boundary lines are indicative only



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R. W. Muir
Registrar-General
of Land

Identifier **NA23C/562**
Land Registration District **North Auckland**
Date Issued 04 April 1973

Prior References
NA21C/807 NA21C/808

Estate Fee Simple
Area 2357 square metres more or less
Legal Description Lot 1 Deposited Plan 68109

Registered Owners
Clinton Lloyd Dodds and Alisa Marie Dodds

Interests

Subject to a right of way over part coloured yellow on DP 68109 specified in Easement Certificate 228339.2 - 4.4.1973 at 2.44 pm

Appurtenant hereto is a right of way specified in Easement Certificate 228339.2 - 4.4.1973 at 2.44 pm

The easements specified in Easement Certificate 228339.2 are subject to Section 351E (a) Municipal Corporations Act 1954

Subject to a right of way and a right to convey water and to electricity, telecommunications supply, stormwater and sewage drainage rights over part marked A on DP 170014 created by Transfer D165567.4 - 2.7.1997 at 1.04 pm

11182818.4 Mortgage to ASB Bank Limited - 17.8.2018 at 10:17 am

SUE MAICH

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