

PROPERTY BROCHURE



27 CARLTON CRESCENT, KAMO

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

TIDY, TIMELESS & CONVENIENT...



27 CARLTON CRESCENT, KAMO

918sqm 3 1 1 2

DEADLINE SALE 1pm, 6 August, 2025
(unless sold prior)

Selling for the first time in 40 years and positioned in one of Kamo's most popular streets, this well-maintained brick and tile home offers the perfect blend of comfort, convenience and low-maintenance living. Set on a flat, fenced 918sqm section, the property is ideal for families, retirees, or anyone seeking easy-care outdoor space in a quiet, established neighbourhood.

Inside, you'll find three bedrooms, a tastefully renovated bathroom, and an updated kitchen that flows into generous open-plan living and dining. The sunny lounge opens to a deck, creating a seamless indoor/outdoor connection for morning coffees or evening unwinds.

A large internal-access double garage provides plenty of storage, while the location seals the deal - an easy, level walk to local shops, parks and schools.

Whether you're a first home buyer, upsizer, downsizer or investor, this is a smart move in a tightly held spot.

A classic home with modern comfort - ready for you to make your own.

PHOTO GALLERY



PHOTO GALLERY



PHOTO GALLERY



PHOTO GALLERY



PHOTO GALLERY



KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 59, Deposited Plan 58330, Certificate of Title NA13B/177
CV	\$730,000 (2025/2026)
RATES	\$3,449.44
ZONING	Medium Density Residential
LAND AREA	918sqm (more or less)
FLOOR AREA	180sqm
LIVING AREAS	1
BEDROOMS	3
BATHROOMS	1
SEPARATE TOILET	Yes
KITCHEN	Modern
LAUNDRY	Separate
HEATING	Heat pump in lounge & master bedroom (serviced in 2024)
GARAGE	Double, internal access
WATER HEATING	Electric cylinder (hall cupboard)
ROOF	Metal tile
JOINERY	Aluminium ranchsliders, timber windows
CLADDING	Brick, timber, fibre cement
FLOOR	Concrete foundation - carpet, lino, tile floor coverings
WATER SOURCE	Mains
WASTE	Mains
INTERNET	Fibre
CHATTELS	Window treatments, clothesline, dishwasher, electric stove, extractor fan, fixed floor coverings, heat pumps x2 + remotes, light fittings, rangehood, security system, hard-wired smoke detectors, garden shed, shade house, auto garage door x2 + remotes x2

ADDITIONAL FEATURES

- Deck has ramp access
- Flat section
- Volcanic soil
- Fenced on three sides
- Garden shed and shade house
- Alarm is monitored (ARC) – can also be unmonitored
- Close to Kamo High School and Kamo Intermediate
- Flat, easy stroll to Kamo Village

DISCLOSURES

- Fireplace - as is, where is
-

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

Rental appraisal

Thank you for giving us the opportunity to appraise your property.

Property:
27 Carlton Cres,
Kamo, Whangarei

Prepared for:
Own Real Estate

Prepared on:
09 Jul 2025

Bedrooms: 2x Bedrooms
Floorplan: 180m² (approx.)
Bathroom: 1x Bathroom
Exterior: 918 square metres (more or less)

Description:

Located in one of Kamo's most popular streets, this well-maintained brick and tile home offers the perfect blend of comfort, convenience and low-maintenance living. Inside, you'll find three bedrooms, a tastefully renovated bathroom, and an updated kitchen that flows into generous open-plan living and dining. The sunny lounge opens to a deck.

A large internal-access double garage provides plenty of storage, while the location seals the deal - an easy, level walk to Kamo Village, local shops, parks and schools.

Some work may be required to meet the Healthy Home Standards for Residential Rental Properties

The most up-to-date data and market statistics have been used to compare your property with similar, recently rented properties in the area.

Based on these facts and figures and our knowledge of the local market, the weekly rental indication for your property is the price range below.

This is an indication of what you can expect for your property in the current market. The number of comparable properties used for this analysis can vary and influence the accuracy of the price range indicated above.

Our property management team work hard for you to

ensure the best returns for your investment property.

\$690 - \$730 per week

Disclaimer: This rental assessment does not purport to be a registered valuation. It is based on:

- today's market - values may be affected by market conditions and peak/non-peak seasons
- the property complying with all relevant legal requirements, including under tenancy, building, health, safety and healthy homes legislation in so far as they apply to the property. Barfoot & Thompson make no representation and give no warranty that the property currently meets these requirements and the purchaser/recipient of this appraisal is advised to seek their own advice.



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**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 **NA13B/177**
Land Registration District **North Auckland**
Date Issued 29 September 1967

Prior References
NA896/20

Estate Fee Simple
Area 918 square metres more or less
Legal Description Lot 59 Deposited Plan 58330
Registered Owners
Ann Maude Dawson

Interests
Land Covenant in Transfer A510498 - 11.11.1970 at 9.30 am

NOTES

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