



1672 Tahuna Road  
TE HOE

**FUSION**  
REAL ESTATE



# Two Dwellings and the Ultimate Lifestyle!

## 1672 Tahuna Road, Te Hoe

5 2 5

x2 8511m<sup>2</sup>

- Perfect for multi generational living or home and income
- Fully self-contained two bedroom second dwelling , gas cooking and hot water
- Main house with three spacious bedrooms , electric cooking and hot water
- Renovated kitchen and bathrooms
- Covered deck for outdoor entertaining
- Wood burning fireplace for cosy nights
- New roof only 2 years ago
- 2 x 25L Water Tank
- 2 x Septic Tank, under ground, run off through the orchard
- Extra water tanks 12,000L and 2000L
- Most of the house is rewired apart from entry way and 2 smaller bedrooms
- Grazing paddocks with electric fence
- Established vege gardens
- Manicured grounds
- Man cave/ Utility Room







## LEGALS

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Land area	8511 m <sup>2</sup>
Floor area	167.1sqm Combined
Tenure	owner-occupancy
Rateable value	\$835,000
Land value	\$450,000
Improvements value	\$385,000
Rates	
Waikato District	\$2418.79
Waikato Regional	\$565.00



## ENERGY

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Heating	Fireplace and Heat Pump
Insulation	Yes
Windows	Aluminum and Timber



## CONSTRUCTION

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Year built	Front House 1940s
Exterior	Weatherboard and Iron
Roof	Corrugated Iron
EQ repairs	N/A

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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** **SA68B/915**  
**Land Registration District** **South Auckland**  
**Date Issued** 04 November 1999

**Prior References**  
SA24C/126

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**Estate** Fee Simple  
**Area** 8511 square metres more or less  
**Legal Description** Lot 1 Deposited Plan South Auckland  
86488

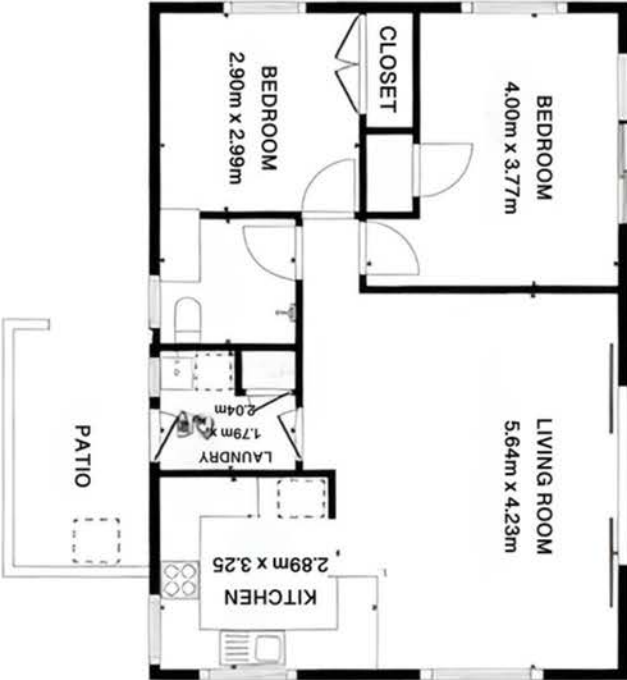
**Registered Owners**  
Cushla Mary Winstanley and Kelvin Mark Winstanley

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**Interests**  
8816423.1 Covenant pursuant to Section 108(2)(d) Resource Management Act 1991 - 21.7.2011 at 8:56 am  
11020325.3 Mortgage to Westpac New Zealand Limited - 9.2.2018 at 1:50 pm



FLOOR PLAN



GROSS INTERNAL AREA  
FLOOR PLAN 167.1 m<sup>2</sup>  
EXCLUDED AREAS : PATIO 7.3 m<sup>2</sup>  
TOTAL : 167.1 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



# WHAT NEXT?

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So, you've found a home you love—what happens now? Here's a simple guide to help you secure the property while completing your checks:

## 1 SUBMIT AN OFFER WITH CONDITIONS

To ensure the property is reserved for you while you do your due diligence, you'll need to submit a conditional offer. This means your offer is subject to certain checks being completed to your satisfaction before proceeding. Common conditions include:

- Finance Approval – Confirming your lending with the bank
- Building Inspection – Checking the home's structure and condition
- LIM Report Review – Ensuring there are no council issues
- Solicitor's Approval – Having your lawyer review the contract and title



No money is paid at this stage—the deposit is only required once your conditions are met and the contract becomes unconditional.

## 2 COMPLETE YOUR DUE DILIGENCE

Once your offer is accepted, you will have an agreed timeframe (e.g., 10-15 working days) to complete your checks. During this time, you should:

- Arrange a building inspection
- Review the LIM report and title
- Finalise finance with your bank
- Seek legal advice and review any concerns

## 3 CONFIRM YOUR CONDITIONS

If everything checks out, you confirm your conditions, and your offer becomes unconditional—meaning the purchase is locked in. If there are any major issues, we can discuss your options, including negotiating further or withdrawing if necessary.

## 4 PAY THE DEPOSIT & PREPARE FOR SETTLEMENT

Once your offer is unconditional, the agreed deposit is paid, and your solicitor will guide you through the final legal steps. The home is now officially yours, and we'll assist you in preparing for settlement and key handover!



Need Help?

I'm here to guide you through each step—let's get you closer to securing your new home!



# RECOMMENDED SERVICES

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## MORTGAGE BROKER

**Terri Franklin**  
021 241 8577  
terrif@apexgroup.co.nz

**Jan Baxter**  
027 354 5715  
jan.baxter@kiwibank.co.nz

## LAWYER

**Belinda Williams - Base Law**  
021 648 883  
belinda@baselaw.co.nz

## BUILDER

**Damian - Total House Inspections**  
021 511 731  
damian@totalhouseinspections.co.nz

**Jason - Total House Inspections**  
0800 844 795  
jasont@thisnz.co.nz



# INTRODUCING FUSION REAL ESTATE

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WE ARE FUSION

ABOUT US

Fusion was founded with a simple but powerful mission: to create a real estate experience built on trust, care, and outstanding results. What began as a partnership between two local agents has now evolved into a bold, independently led brand – with Kirsten Anderson at the helm and a growing team of passionate sales professionals backing her vision.

With deep roots in Te Kauwhata and surrounding areas, Fusion isn't just about property – it's about people. We understand the emotional and financial weight of every real estate decision, and we're here to make that journey seamless, supportive, and successful.

Kirsten's strengths lie in high-impact marketing, authentic connection, and a hands-on approach that makes every client feel like family. She leads a dynamic team that's growing fast, bringing fresh energy, local insight, and a shared commitment to excellence.

At Fusion, we don't just list homes – we partner with you every step of the way. Whether it's staging a property, rolling up our sleeves for a pre-market spruce-up, or negotiating the deal that gets you where you want to be, we're right beside you.

Real estate is personal – and so are we. At Fusion, you're never just a number. You're part of something local, loyal, and driven to deliver.



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CURIOUS ABOUT WHAT OUR CLIENTS HAVE TO SAY?

Mike and Kirsten are the best! Came in and advised where to place furniture and the photos were amazing that she took. We sold quicker than we expected. They were like family and really helped us to make the next part of our dream come true.

ANN & KEITH

One of the best agents I have had! Within 6 weeks I had an unconditional offer. She was in contact with me on a regular basis, phone calls, coming around to the house--She was always available. I thank Kirsten from the bottom of my heart.

SHARON BEHAN-KITTO

Kirsten knocks it out of the park. Her personality and exuberance captivated me from the start. Her genuine desire to serve to the best of her ability was obvious. I recommend Kirsten to anyone seeking an agent who will work tirelessly for them.

GAIL HOSKEN



READ MORE REVIEWS

# Let's make it happen.

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