





BEWARE OF POTENTIAL RISK CONTROLS POTENTIAL HAZARDS Which could be found at this property Chemicals/cleaning products-possibly Within reoch of children · All children must be Could be consumed Supervised by parent items kept in kitchen, bathroom and garage areas Warning sign erected Copy of hazards Grounds/ Bush areas -Slipping, falling acknowledged by and Adverse reaction to plant Sloping and uneven ground, provided to all viewers respiratory aggravation Plants - privet, agapanthus Falling tree foliage Trees & tree roots etc Eye injuries Low hanging branches Restrict access to hazard areas Customers remain a Obstructions across access ways Tripping Falling safe distance from hazard Drain/water Slipping, falling Adverse weather . Hazard sign and person monitoring hazard if Internal / External/ Stairs required Tripping, uneven floor boards, falling rooms at differing floor levels Respiratory aggravation · Appropriate footwear No visual ra ils on glass doors Walking into glass, Steep stairs with no hand rail Breaking glass . Keep aware/hazard sign Inury Awareness of weather conditions Unknown debris Injury Slipping on steps/grounds Adverse weather conditions Reduced visibility

For more information regarding this property contact the sales team

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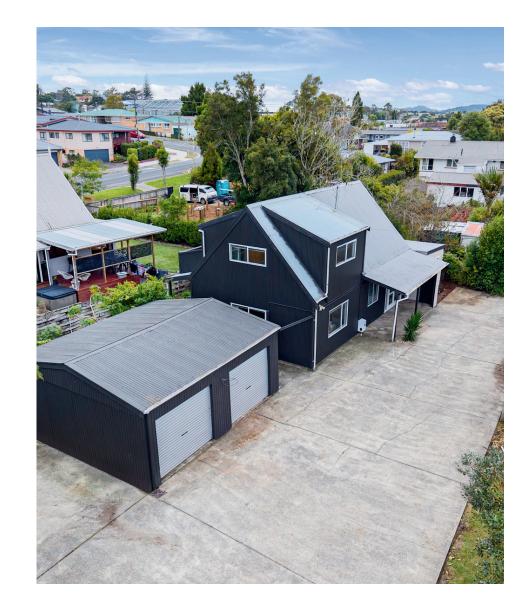
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54 CLARK ROAD

TE KAMO



\$629,000

Proudly Marketed by the Olive Tree team

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TE KAMO

Welcome to 54 Clark Road ...

Do you want to live in a prime location, but seek a unique home?

This two level property with large grounds (which are potentially subdividable) is overflowing with character. Hidden well down its own driveway (no sharing), you will arrive at this unique dwelling offering plenty of unique wood features throughout character + potential with the large section.

Two generous sized bedrooms are upstairs with the third on the ground level allowing options for work from home space. The living space is spacious and open

A ranchslider door allows the living to flow out to a small patio and fully fenced area, giving security for children and pets to roam around.

The bonus of a separate double garage to potter around in completes the picture.

Super handy being close to all the local amenities that Te Kamo Village offers with an easy 650m walk/drive to the local McDonalds, 750m to local Te Kamo Primary School and 450m to Te Kamo Intermediate school.

First time for sale in 21 years, you now have the opportunity to own this special home, showcasing uniqueness in Te Kamo West.

No auction, no deadline sale - just make an offer!









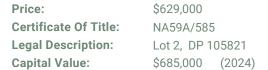












Rates: \$3,409.85

Land Area: 1162 m2 (more or less) Building Area: 140 m2 (more or less)

Original build 1981 with additions up to 1997 Age:

Exterior: Palliside and timber

Roof: Iron

Joinery: Aluminium Open plan Living Areas:

Bedrooms: 3 double bedrooms Vanity, shower and toilet Bathroom:

Toilet: In bathroom

Services: Town Water & Sewage

Zoning: Urban

Medium density residential zone

Refer to wdc.govtnz-giz maps for further details

Chattels: Electric hob, underbench oven, dishwasher, rangehood,

> fixed floor coverings, light fittings, blinds, drapes, net curtains, heatpump

Council records indicate this property is situated in a low landslide susceptibility area with rear section near creek showing in flood zone.

Any building constructed, altered or refurbished before the year 2005 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:/lwww.health.govt.nz/yourhealth/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.



