



TE KAUWHATA
21 AMAHI ROAD

FUSION
REAL ESTATE



Tenanted and Ready to Take Over!

TE KAUWHATA, 21A MAHI ROAD

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Insulated, Double Glazed, and Built to Last

Tucked away down a private lane, 21A Mahi Road presents an exceptional opportunity for investors seeking steady rental income from a well-maintained, low-maintenance home in a highly convenient location. Built in 2000, this solid four-bedroom, 2 bathroom property is fully insulated and double glazed, enhancing comfort and energy efficiency as well as healthy homes approved —key features for attracting and retaining quality tenants.

Currently collecting \$690 per week in rent, this property offers a strong return from day one, making it a smart addition to any investment portfolio.

Inside, a spacious open-plan living area seamlessly connects the kitchen, dining, and lounge, offering a practical and inviting environment ideal for tenants. The functional, well-proportioned kitchen is ready for everyday use and entertaining alike.

With four generously sized bedrooms, this home caters easily to families or flatting groups, providing flexibility for varied rental needs. A double powered lock-up garage adds secure parking and extra storage—always in demand in central areas.

Located close to shops, schools, and public transport, this property offers both privacy and accessibility. A bonus the low-maintenance section minimizes upkeep and maximizes return.

Whether you're entering the rental market or expanding your portfolio, 21A Mahi Road is a smart, dependable investment in a sought-after location.

View by appointment only





LEGALS

Land area	606 sqm
Floor area	112 sqm
Tenure	Freehold
Rateable value	585000
Land value	280000
Improvements value	305000
Rates	5205.07
Council zone	Waikato
Internet	Fibre



ENERGY

Insulation	Full
Windows	Double Glazing,
Water heating	Electric



CONSTRUCTION

Yearbuilt	2000
Exterior	Colour Steel - Metal cladding
Roof	Steel/Corrugated Iron



CHATTELS

Dishwasher, stove, rangehood, lightfittings, hard flooring,

Detached Double garage , 2 x wall panel heaters

WHAT NEXT?

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

MORTGAGE BROKER

Terri Franklin

021 241 8577

terrif@apexgroup.co.nz

Jan Baxter

027 354 5715

jan.baxter@kiwiban.co.nz

LAWYER

Belinda Williams - Base Law

belinda@baselaw.co.nz

CONSTRUCTION / CONTRACTOR

Steve

027484 4008

Others

Te Kauwhata Health Centre

12 Main Road, Te Kauwhata - 07 826 3499

NOTES



INTRODUCING FUSION

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.

Fusion's strengths lie in high-impact marketing, authentic connection, and a hands-on approach that makes every client feel like family. They lead 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.

CURIOUS ABOUT WHAT OUR CLIENTS HAVE TO SAY? **CHECK OUT OUR LATEST REVIEWS.**

Fusion 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

Fusion 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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