

PROPERTY BROCHURE

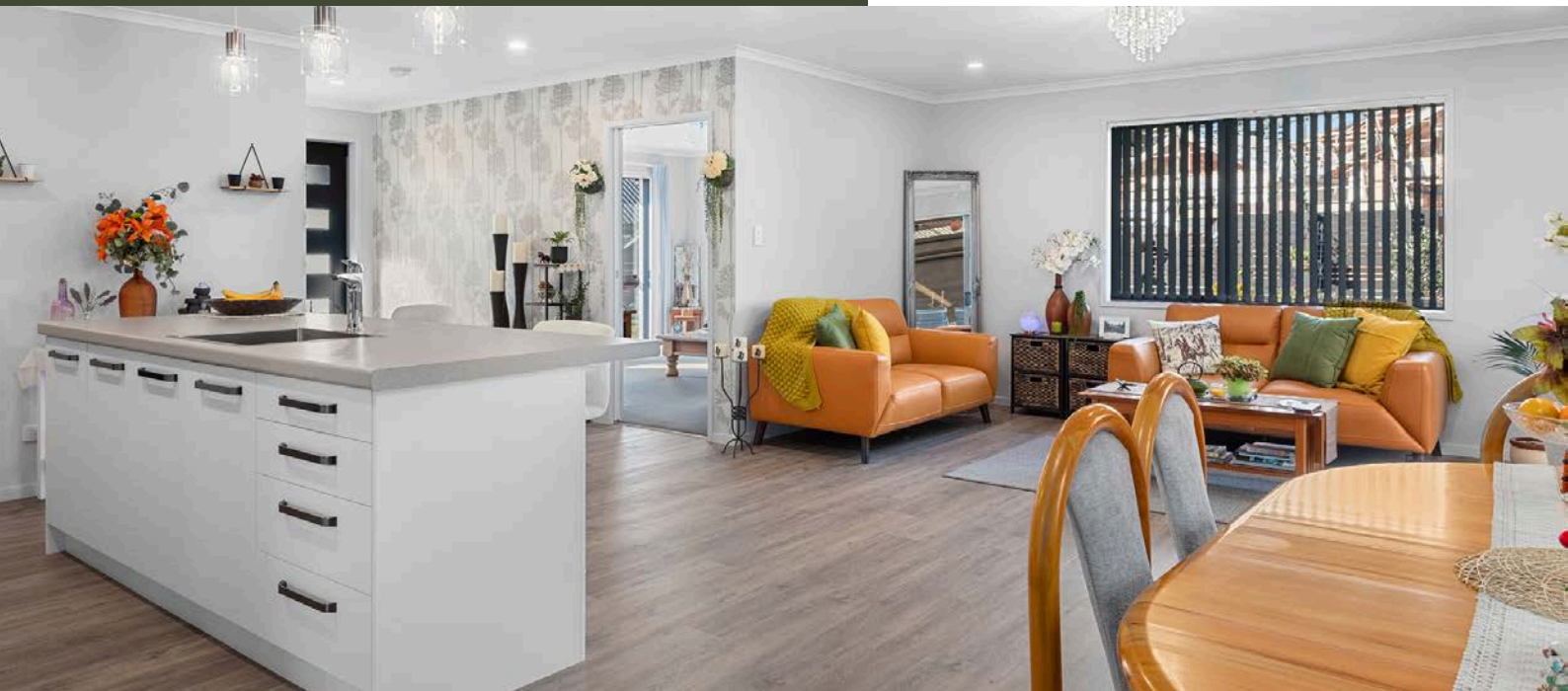


9 TE HIHI STREAM LANE, MAUNU

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

EFFORTLESSLY STYLISH...



9 TE HIHI STREAM LANE, MAUNU

PRICE BY NEGOTIATION

869sqm 3 2 2 2

Completed in 2022 and tucked into one of Maunu's most desirable new streets, this stylish three-bedroom home offers the perfect blend of form and function. With steel frame construction, modern finishes, and thoughtful design throughout, it delivers everyday ease in a sleek contemporary package.

Inside, two generous living areas provide flexibility for families, guests, or quiet retreat - while the open-plan hub connects effortlessly to a covered outdoor dining zone with roll-down screens for year-round enjoyment. The kitchen impresses with its scullery, second sink, induction hob, and quality appliances. The master suite enjoys privacy, a spacious ensuite, and seamless flow to the patio.

Practical extras like a fully lined double garage, garden shed, extra parking for a camper or boat, and a fully fenced rear yard round out the appeal. Positioned on an 869sqm section in a quiet, family-friendly location - this is modern living made easy.

PHOTO GALLERY



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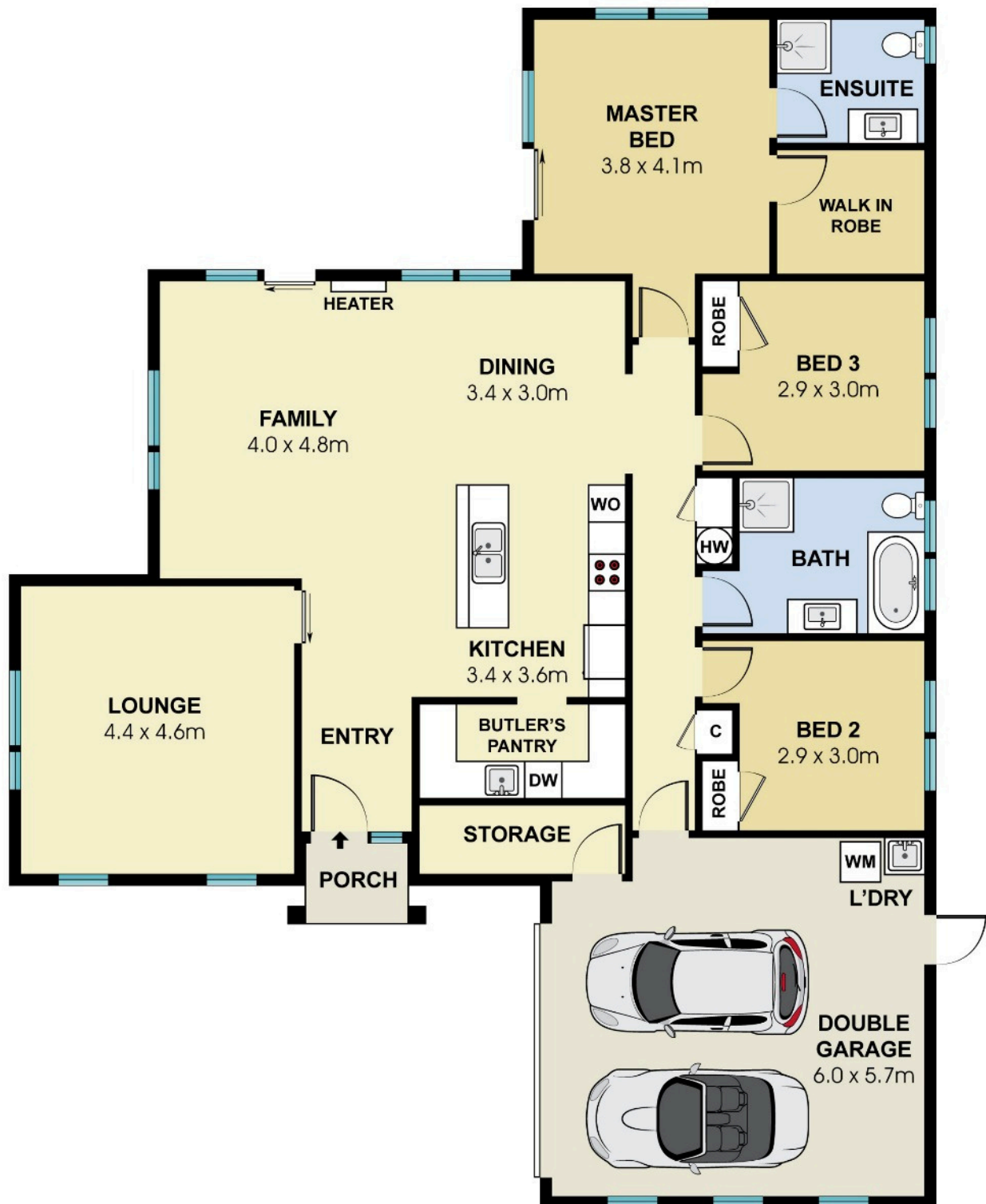
KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 9, Deposited Plan 534842, Certificate of Title 882936
CV	\$1,000,000 (2025/2026)
RATES	\$3,586.47
DATE BUILT	Completed July 2022
ZONING	General Residential
LAND AREA	869sqm (more or less)
FLOOR AREA	200sqm
LIVING AREAS	2
BEDROOMS	3
BATHROOMS	2
KITCHEN	Scullery
LAUNDRY	In garage
HEATING	Heat pump
GARAGE	Double with internal access + garden shed (approximately 2.4m x 3.5m) – lined with building paper
INSULATION	Batts
WATER HEATING	Electric cylinder
ROOF	Coloursteel tile
JOINERY	Double glazed aluminium
CLADDING	Brick & Linear
FLOOR	Concrete
WATER SOURCE	Mains
WASTE	Mains, with macerator system
INTERNET	Fibre
CHATTELS	Auto garage door + 2 remotes, window treatments, clothesline, dishwasher, electric oven, induction hob, rangehood, extractor fans x3, fixed floor coverings, garden shed, heat pump, light fittings, small water tank, convection microwave, security lights

ADDITIONAL FEATURES

- Smoke alarms are hard wired
 - Wiring/provision for an alarm
 - Scullery with additional sink
 - Attenuation tank
 - Steel frame
 - Walls have an insulation lining board plus batts
 - Shade direct covered patio with deck floor and roll-up/down screens
 - Extractor fan in scullery
 - Outdoor weather point behind master bedroom
 - Extra parking for camper/boat
 - Fully fenced rear yard
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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 **882936**
Land Registration District **North Auckland**
Date Issued 30 January 2020

Prior References
756603

Estate Fee Simple
Area 869 square metres more or less
Legal Description Lot 9 Deposited Plan 534842
Registered Owners
Bruce Rueben Trigg and Wendy Ronelle-Sylvia Moyle

Interests

10753333.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 11.5.2017 at 1:07 pm
11491260.8 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 30.1.2020 at 2:14 pm
Appurtenant hereto is a right to drain water created by Easement Instrument 11491260.10 - 30.1.2020 at 2:14 pm
The easements created by Easement Instrument 11491260.10 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Covenant Instrument 11491260.17 - 30.1.2020 at 2:14 pm (Limited as to Duration)

NOTES

[illegible]

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