

PROPERTY BROCHURE



3A GRAND VIEW ROAD, KAMO

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

ONE LEGACY ENDS...



3A Grand View Road, Kamo

1,194sqm 3 2 2 1

DEADLINE SALE 1pm, 20 August 2025
(unless sold prior)

For the first time since it was built in the 1960s, this much-loved brick home is on the market - offered as a deceased estate and ready for its next chapter. Beautifully cared for over the decades and lovingly maintained, it's a property that offers both immediate comfort and exciting potential for those looking to modernise or invest.

Set on a generous 1,194sqm (more or less) section in a tightly held neighbourhood, the home enjoys an elevated outlook with lovely district views. Inside, you'll find three bedrooms and a sunny, spacious living area that connects effortlessly to the original yet well-kept kitchen and dining space. There's a warmth and authenticity here that's hard to replicate - timber floors, large windows, and a layout that reflects the craftsmanship of its time.

While the home retains much of its original character, it's been carefully maintained and includes some welcome upgrades, making it effortlessly comfortable as-is. Downstairs, a basement garage is complemented by a workshop and spare room with a shower and toilet - adding flexibility for extended living, hobbies, or future value-add options.

Whether you're stepping onto the property ladder, searching for a home with good bones to renovate, or eyeing a smart investment in a high-demand area, this is a rare chance to secure a property with heart, history, and promise. With genuine intent to sell, opportunities like this are few and far between.



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KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 2, Deposited Plan 46952, Certificate of Title NA1650/30
CV	\$725,000
RATES	\$3,936.42
DATE BUILT	1960s
ZONING	Medium density residential
LAND AREA	1,194sqm (more or less)
FLOOR AREA	180sqm
LIVING AREAS	2 - 1 upstairs, 1 downstairs
BEDROOMS	3
BATHROOMS	2
SEPARATE TOILET	1
KITCHEN	Wall oven, electric hob, dishwasher, rangehood and butlers pantry (all kitchen appliances are included in “ as is, where is ” condition)
LAUNDRY	Separate, upstairs
HEATING	Heat pump in lounge, HRV system
GARAGE	Tandem basement
INSULATION	Unsure
WATER HEATING	Electric cylinder
ROOF	Iron
JOINERY	Upstairs - Aluminium Downstairs - Timber
CLADDING	Roughcast base with brick above
FLOOR	Timber
WATER SOURCE	Mains
WASTE	Mains
INTERNET	Fibre
CHATTELS	Lights, fixed floor coverings, window furnishings, HRV system, heat pump, auto garage door + 2x remotes, wall oven, electric hob, rangehood, dishwasher (all kitchen appliances are included in “ as is, where is ” condition)



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TO RENOVATE, OR EYEING A
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PHOTO GALLERY



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DEADLINE SALE closing at 1pm, 20 August 2025
(unless sold prior)

How does a Deadline Sale work?

A Deadline Sale is a method where a property is marketed without a price, and all offers must be submitted on or before a set deadline date. As a buyer, this means you have time to view the property, complete your due diligence, and prepare your best offer - whether it's conditional or unconditional.

Because both cash and conditional buyers are welcome, there's often strong competition. The aim is to create a multi-offer situation, so it's important to put your best foot forward. Your agent will guide you through the process, but ultimately, the seller will consider all offers submitted by the deadline and choose the one that best suits them.

What is a multiple offer?

A multiple offer situation occurs when more than one buyer submits an offer at the same time. In this case, all buyers are encouraged to present their strongest offer, as the seller will either accept one or negotiate with a single buyer—excluding others from further negotiation.

What does “unless sold prior” mean?

When a Deadline Sale is advertised with “unless sold prior,” it means the seller is open to accepting an offer before the official deadline. If this happens, the agent will notify all interested buyers and invite them to submit their offers, potentially creating a multiple offer scenario earlier than expected. If the seller accepts an unconditional offer, the property is sold immediately. If a conditional offer is accepted, the sale method may shift to “Price by Negotiation” while that contract is in place. As a buyer, it's important to stay in close contact with the agent and be ready to act quickly if you're seriously interested.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier NA1650/30
Land Registration District North Auckland
Date Issued 12 June 1959

Prior References
NA1007/175

Estate Fee Simple
Area 1194 square metres more or less
Legal Description Lot 2 Deposited Plan 46952

Registered Owners
Andrew James Golightly and Chantal Gilmore as Executors

Interests
Fencing Agreement in Transfer 353046

BOUNDARY MAP



Boundary lines are indicative only

Rental appraisal

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

Property:
**3a Grand View Road,
Te Kamo**

Prepared for:
OWN Real Estate

Prepared on:
23 Jul 2025

Bedrooms: **3 Bedrooms**

Floorplan: **180m²**

Bathroom: **1 Bathrooms**

Exterior: **Steel/G-Iron**

Description: A spacious three bedroom home with a sunny, spacious living area that connects effortlessly to the original yet well-kept kitchen and dining space. Downstairs, a basement garage is complemented by a workshop and spare room with a shower and toilet

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 with lawn maintenance included. 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.

I look forward to discussing this appraisal with you.

\$690.00 - \$710.00 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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RECOGNISED FOR OVER A
DECADE AS LEADERS IN
COASTAL, LIFESTYLE,
AND RESIDENTIAL REAL
ESTATE IN WHANGAREI,
SUE MAICH AND DAMIEN
DAVIS HAVE BUILT A
REPUTATION FOR
EXCELLENCE AND
NATIONAL ACCLAIM.



Strongly focused on being at the top of their game, Sue and Damien have been driven to elevate their success and launch OWN Real Estate - a venture embodying their vision for a more personalised, client-focused approach. By stepping away from the constraints of a large corporate brand, Sue and Damien now embrace the independence of their OWN brand, allowing them to harness their principles of adding value to their clients transactions through the very best marketing, attention to detail and outstanding client service.

Equipped with the latest real estate strategies and technology, they are at the forefront of modern property marketing and negotiation. With over 30 years of combined experience and a track record in successful local development projects, they offer unmatched expertise in every transaction.

By their own admission, Sue and Damien run a tight ship. Their team handles the administrative tasks freeing Sue and Damien to do what they do best - seeking out property to sell, forming tight working relationships with their vendors and purchasers, marketing property superbly and negotiating sales.

Nothing is left to chance. Utilising the specific skills of a professional photographer, graphic designer, cleaner, builder, painter and home staging company if required. A home marketed by Sue and Damien is a strategically managed listing, destined to attain the best price in the least amount of time. Much of Sue and Damien's business now comes by the way of personal referral or repeat dealings with those who have enjoyed and highly regard doing real estate their way.

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