

# PROPERTY BROCHURE

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83 CARR STREET, KAMO

SUE & DAMIEN  
PROPERTY TEAM

OWN  
REAL ESTATE



Solid home, endless potential...



83 CARR STREET, KAMO

1371sqm 3 1 1 2

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

Full of character and elevated for sun and privacy, this classic 1960s weatherboard home offers a warm welcome and an exciting opportunity. Featuring three bedrooms and beautiful native timber floors, it blends timeless charm with potential to add value.

The standout feature is the stunning modern kitchen - bright, spacious, and truly the heart of the home - complimented by a renovated laundry that adds everyday functionality. While the bathroom awaits your personal touch, the home's solid bones and warm inviting feel, create the perfect canvas for your next chapter.

Soak up the afternoon sun from the large west-facing balcony, an ideal spot for relaxing or entertaining as the day winds down. Downstairs, a small office or playroom provides flexibility, along with a generous workshop and storage space. With plenty of off-street parking and a private, elevated aspect, the setting is both practical and peaceful.

Our sellers have purchased and are ready to move - act quickly to make it yours.





“ The standout feature is the stunning modern kitchen, bright, spacious, and the true heart of the home ”

## KEY PROPERTY DETAILS

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LEGAL DESCRIPTION	Lot 17 Deposited Plan 52046
CV	\$695,000
RATES	\$3,871.41
DATE BUILT	copy here
ZONING	General residential zone
LAND AREA	1,371sqm (more or less)
FLOOR AREA	120sqm
LIVING AREAS	One
BEDROOMS	Three
BATHROOMS	One
SEPARATE TOILET	One
KITCHEN	<p>Sarah Burrows designer modern kitchen</p> <ul style="list-style-type: none"><li>• Blum drawer runners</li><li>• Porcelain dekton and laminate benchtop</li><li>• Pull-out spray tap and bench power point</li><li>• Pull-out drawers in pantry</li><li>• Bench top, melteca cabinets</li><li>• Electric drivers on most drawers, push-to-open for drawers</li><li>• Provision for double fridge</li></ul>
APPLIANCES	<ul style="list-style-type: none"><li>• Asko combi oven (combination oven &amp; microwave)</li><li>• Steam oven; Asko rangehood, induction hob &amp; single gas Asko wok burner</li></ul>
LAUNDRY	<ul style="list-style-type: none"><li>• Modernised – stone bench top</li><li>• Washing machine door can be reinstalled to integrate with cabinetry</li></ul>
HEATING	Wood burner, heat transfer from lounge to bedrooms, heat pump in living area. (8.1 kW)
GARAGE	Carport attached to house – tandem two cars.
INSULATION	<p>Ceilings, underfloor &amp; damp proof membrane.</p> <p>Internal walls of living, dining, kitchen, laundry all reinsulated in 2019.</p>
WATER HEATING	Gas califont (2019) – rental (large 2x45kg rented bottles)
ROOF	Painted corrugated iron
JOINERY	Aluminium ranch slider, double glazed aluminium window in kitchen, remainder of house timber.
CLADDING	Weatherboard.
FLOOR	Native timber tongue and groove.

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## KEY PROPERTY DETAILS

**WATER SOURCE**

Mains (new water line installed in 2024, shut-off valve at street and at house).

**WASTE**

Mains

**INTERNET**

Fibre

**CHATTELS**

Heat pump (plus remote), wood burner, Asko combi oven, steam oven, induction hob, wok burner, rangehood, heat transfer system, window treatments, bathroom extractor fan, gas califont, light fittings, smoke detector, rubber floor squares in workshop.

## ADDITIONAL INFORMATION

- Native timber floors.
- Large under-house storage/workshop area
- LED lights in living area & laundry.
- TV bracket in lounge will be removed.
- 4 external sensor lights
- Hallway sensor lights
- French doors from bedroom to patio
- Downstairs office/rumpus plus workshop.
- Aluminium front door with keyless entry.

## DISCLOSURES

- The double drawer dishwasher will be replaced with a stainless under-bench dishwasher.
- Shower door has a crack

## PHOTO GALLERY





## PHOTO GALLERY





PHOTO GALLERY



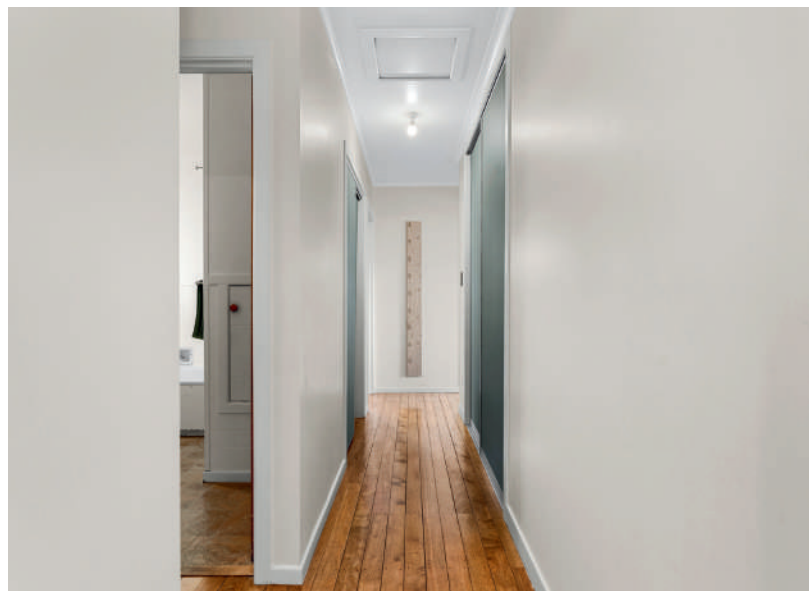


## PHOTO GALLERY





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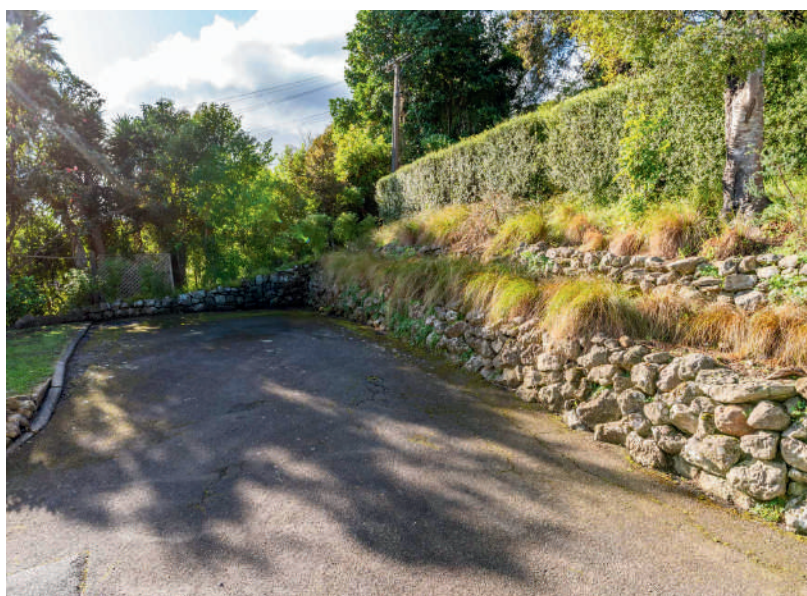


PHOTO GALLERY





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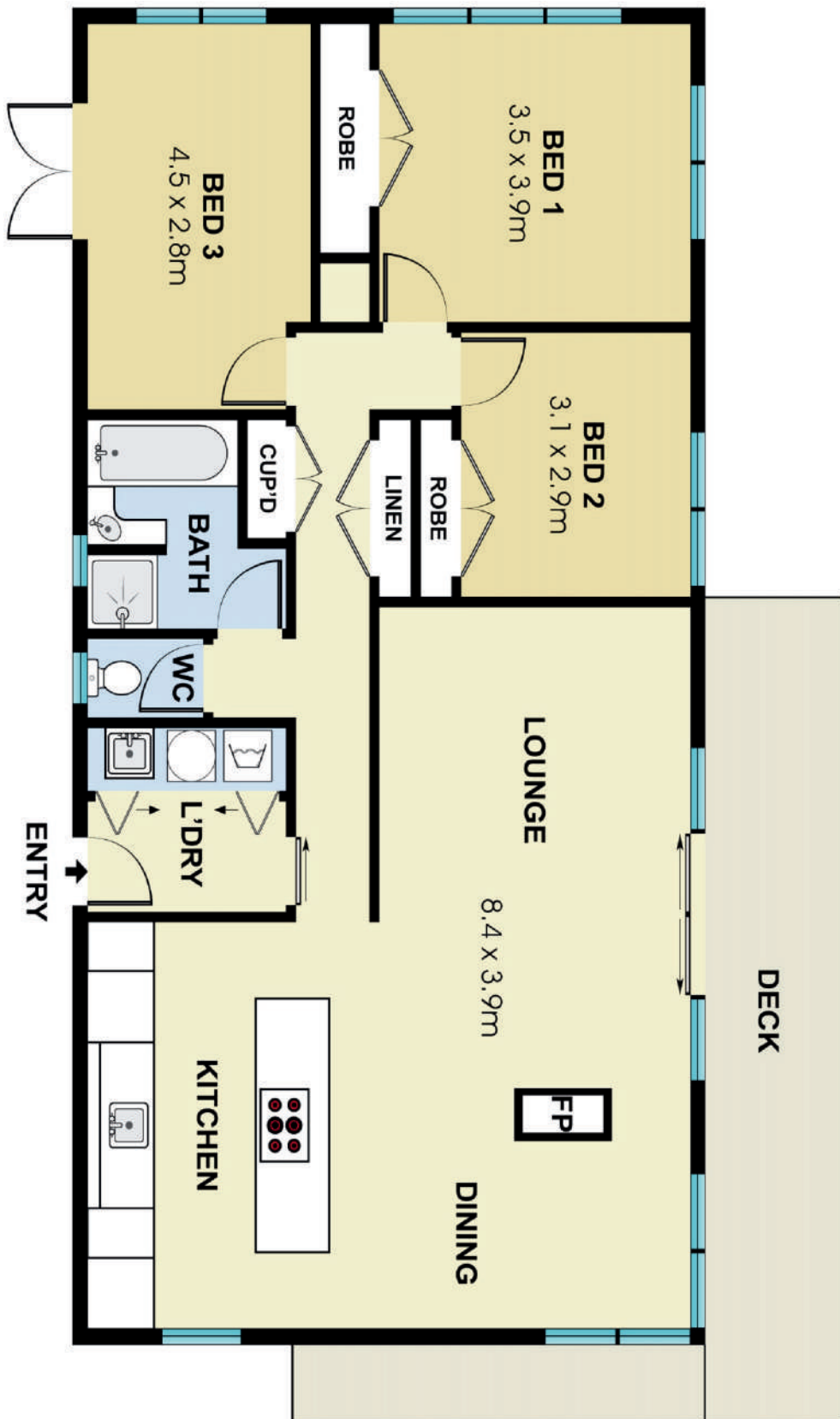


## PHOTO GALLERY





## FLOOR PLAN



This plan is for illustrative purposes only and should only be used as such by any prospective purchaser



## BOUNDARY MAP

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Boundary lines are indicative only

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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** **NA11D/208**  
**Land Registration District** **North Auckland**  
**Date Issued** 19 June 1967

**Prior References**  
NA985/46

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**Estate** Fee Simple  
**Area** 1378 square metres more or less  
**Legal Description** Lot 17 Deposited Plan 52046

**Registered Owners**  
Sarah Jane Burrows and Richard William Burrows

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**Interests**

The easement created by Transfer 716141 is subject to Section 351E (1) (a) Municipal Corporations Act 1954  
Subject to a drainage right (in gross) over part coloured blue on DP 52046 in favour of Kamo Town District Council  
created by Transfer 716141  
K119989 Building Line Restriction  
10448579.3 Mortgage to Westpac New Zealand Limited - 4.7.2016 at 11:36 am



## Rental appraisal

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

Property:  
**83 Carr Street,  
Kamo, Whangarei**

Prepared for:  
**Own Real Estate**

Prepared on:  
**28 Jul 2025**

Bedrooms: **3x Bedrooms**

Floorplan: **120m<sup>2</sup> (approx.)**

Bathroom: **Bathroom with Separate WC**

Exterior: **1371 square metres (more or less)**

**Description:**

This classic 1960s weatherboard home features three bedrooms, beautiful native timber floors, stunning modern kitchen, renovated laundry and a large west-facing balcony. Downstairs is a small office or playroom with a generous workshop and storage space. Plenty of off-street parking.

Walking distance to Kamo Village and amenities, Kamo Primary, Intermediate and High School and approximately 5kms to the city centre.

**Some work may be required to meet the Healthy Home Standards for Residential Rental Properties**

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. 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.

### **\$650 - \$670 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.



#### **Jeanine Walters**

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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.

SUE MAICH

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