

PROPERTY BROCHURE



42 KETENIKAU ROAD, KAMO

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

Timeless Design, Prestigious Location



42 Ketenikau Road, Kamo

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

1,959sqm 4 2 2 1 3

In one of Kamo's most exclusive cul-de-sacs, where properties are tightly held and seldom relinquished, this beautifully curated residence is a standout—offering immediate possession and motivated sellers ready for their next chapter.

Set on a large, picturesque section, the 324sqm home blends classic materials with contemporary style and functionality. Elevated and filled with light, the main living spaces open wide to a covered outdoor area—a seamless extension of the relaxed, refined atmosphere inside. Entertain with ease thanks to a designer kitchen, complete with scullery-style pantry, dual ovens, and a bespoke coffee and bar station. Whether it's morning espresso or evening aperitifs, this home delivers.

Immaculately presented throughout, the interior is a study in understated quality. Wide-plank oak floors add warmth and richness to the living zones, while new carpet underfoot in the bedrooms and lounges brings softness and comfort. The floorplan is intelligently arranged, offering four generous bedrooms, two superbly finished bathrooms, a separate toilet, and a family-sized laundry with private outdoor dining area. The master suite, positioned for privacy, includes a walk-in robe and elegant ensuite. A separate lounge with wood burner and an adjoining media room or library offer versatility and comfort in equal measure.

Downstairs, a large home office or rumpus, expansive double garage with workshop, and additional single garage provide endless flexibility—think home business, guest suite, or teenage retreat. There's an additional single garage with internal access on the upper level too.

The 1959sqm grounds are a true highlight—beautifully landscaped with manicured lawns, established plantings, and a sense of peace that's hard to find. There's room for children to play and space to entertain yourself with the option to develop more gardens if desired.

Zoned for Hurupaki School and surrounded by quality homes, this address is not only coveted—but rarely available. Act decisively. Quality homes in this location don't linger.



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A DESIGNER KITCHEN,
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PANTRY, DUAL OVENS, AND
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KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 2, Deposited Plan 389233, Certificate of Title 356827
CV	\$1,500,000 (2025/2026)
RATES	\$3,510.34
DATE BUILT	2008
ZONING	General Residential
LAND AREA	1959sqm (more or less)
FLOOR AREA	324sqm
LIVING AREAS	Two plus a downstairs rumpus (can be an office/gym)
BEDROOMS	Four
BATHROOMS	Two
SEPARATE TOILET	One
KITCHEN	Modernised, two-pot lacquer, Caesarstone benches, large pantry/work area
APPLIANCES	Fisher & Paykel oven, hob, rangehood, Miele dishwasher
LAUNDRY	Two
HEATING	Four heat pumps - Master suite, guest bedroom, kitchen, living. Heat transfer kit, woodburner, underfloor heating in ensuite
GARAGE	Upstairs single with garage carpet. Downstairs, double plus workshop & additional laundry
INSULATION	Expol underfloor, batts in ceiling and walls
WATER HEATING	Mains gas - Two califonts (kitchen & bathrooms/laundry)
ROOF	Coloursteel
JOINERY	Aluminium, single glazed
CLADDING	Timber weatherboards, Hardie board with textured paint finish - on cavity
FLOOR	Downstairs is concrete. Upstairs is Floorex oak planks with a ply backing
WATER SOURCE	Mains
WASTE	Mains
INTERNET	Fibre
SCHOOL ZONE	In zone for Hurupaki School

KEY FEATURES

CHATTELS

Auto garage door x2 + x4 remotes, window treatments, central vacuum, clothesline, dishwasher x2, electric oven x2, gas hob, bathroom extractor fans x2, fixed floor coverings, heated towel rails x2, heat pumps x4 + x4 remotes, infinity water heating system (2x califont), heat transfer system, light fittings, rangehood, security system (unmonitored), smoke detectors, waste disposal x2, hot water boiling tap in kitchen, woodburner, underfloor heating in ensuite

DISCLOSURES

Please note a CCC was not sought for the tiled showers which have recently been renovated, however a producer statement is available

PHOTO GALLERY



PHOTO GALLERY



PHOTO GALLERY



PHOTO GALLERY



PHOTO GALLERY



PHOTO GALLERY

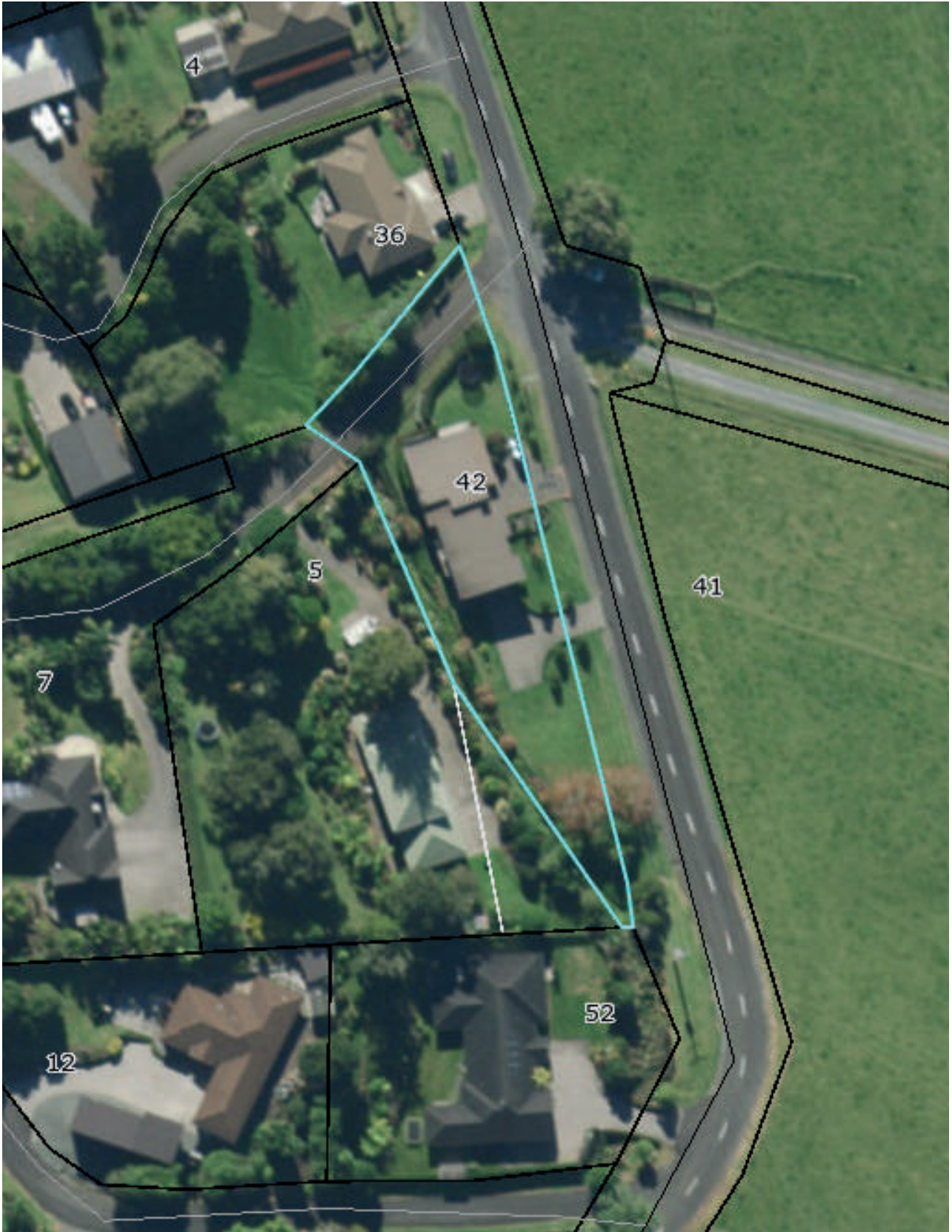


FLOOR PLAN



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

Rental appraisal

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

Property:
**42 Ketenikau Road,
Kamo, Whangarei**

Prepared for:
Own Real Estate

Prepared on:
24 Jul 2025

Bedrooms: **4x Bedrooms & 1x Study**

Floorplan: **324m² (approx.)**

Bathroom: **2x Bathrooms**

Exterior: **1959 square metres (more or less)**

Description:

In one of Kamo's most exclusive cul-de-sacs this expansive home is set on a large, picturesque section.

Features wide-plank oak floors, designer kitchen, 2 living areas, 4 generous bedrooms, 2 superbly finished bathrooms, a separate toilet, family-sized laundry and fabulous outdoor area. Downstairs, a large home office or rumpus, expansive double garage with workshop, and additional freestanding garage.

This property is located in Kamo West and is in the Hurupaki School zone and just minutes from Kamo Village.

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.

\$920 - \$950 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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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**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**



Identifier **356827**
Land Registration District **North Auckland**
Date Issued 24 April 2008

Prior References
 NA139B/403

Estate Fee Simple
Area 1959 square metres more or less
Legal Description Lot 2 Deposited Plan 389233
Registered Owners
 Scott David Blampied and Nicola Jane Blampied

Interests

Appurtenant hereto is a water supply right specified in Easement Certificate C309927.3
 Appurtenant hereto is a water supply right created by Transfer C507844.1
 Subject to a right of way and rights to convey water and transmit electricity and telecommunications over part marked H on DP 389233 specified in Easement Certificate D373642.4 - 31.3.1999 at 2:06 pm
 The easements specified in Easement Certificate D373642.4 are subject to Section 243 (a) Resource Management Act 1991 5206739.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 1.5.2002 at 1:35 pm
 Subject to a right of way, telecommunications and right to convey gas marked H, R & S and to a telecommunications and right to convey gas marked S on DP 389233 specified in Easement Certificate 5206739.9 - 1.5.2002 at 1:35 pm
 The easements specified in Easement Certificate 5206739.9 are subject to Section 243 (a) Resource Management Act 1991
 Subject to an electricity easement (in gross) over part marked H & S on DP 389233 in favour of Northpower Limited created by Transfer 5206739.10 - 1.5.2002 at 1:35 pm
 The easements created by Transfer 5206739.10 are subject to Section 243 (a) Resource Management Act 1991
 Subject to a right to convey water (in gross) over part marked H & S on DP 389233 in favour of The Whangarei District Council created by Transfer 5206739.11 - 1.5.2002 at 1:35 pm
 The easement created by Transfer 5206739.11 are subject to Section 243 (a) Resource Management Act 1991
 Fencing Covenant in Transfer 5206739.12 - 1.5.2002 at 1:35 pm
 Land Covenant in Transfer 5206739.12 - 1.5.2002 at 1:35 pm
 Land Covenant in Easement Instrument 6166149.1 - 30.9.2004 at 9:00 am
 9710008.3 Mortgage to ANZ Bank New Zealand Limited - 27.6.2014 at 11:22 am
 12155525.4 Variation of Mortgage 9710008.3 - 28.6.2021 at 3:08 pm

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