



BEWARE OF POTENTIAL HAZARDS Which could be found at this property	POTENTIAL RISK	CONTROLS As required
Chemicals/cleaning products-possibly items kept in kitchen, bathroom and garage areas	Within reach of children Could be consumed	<ul style="list-style-type: none"> All children must be Supervised by parent Warning sign erected Copy of hazards acknowledged by and provided to all viewers Restrict access to hazard areas Customers remain a safe distance from hazard Hazard sign and person monitoring hazard if required Appropriate footwear Keep aware/hazard sign Awareness of weather conditions
Grounds/ Bush areas - Sloping and uneven ground, Plants - privet, agapanthus Trees & tree roots etc Low hanging branches	Slipping, falling Adverse reaction to plant respiratory aggravation Falling tree foliage Eye injuries	
Obstructions across access ways	Tripping Falling	
Drain/water	Slipping, falling Adverse weather	
Internal / External/ Stairs uneven floor boards, rooms at differing floor levels No visual rails on glass doors Steep stairs with no hand rail	Tripping, falling Respiratory aggravation Walking into glass, Breaking glass Injury	
Unknown debris	Injury	
Adverse weather conditions	Slipping on steps/grounds Reduced visibility	

For more information regarding this property contact the sales team

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83 ALCOBA STREET TE KAMO



\$995,000

Proudly Marketed by the Olive Tree team

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TE KAMO

Welcome to 83 Alcoba Street ...

A beautiful location offering four dwellings, two additional tiny home sites, self sufficiency ... and it's a food basket!

This property offers the best of both worlds: serene rural living with Te Kamo and Tikipunga shops nearby. Set on over 8,700sqm (over 2.14 acres) of park-like rich soil, orchards and vege gardens, with a valley that creates a micro-climate for wind protection for bananas and other crops.

The main home has an open-plan kitchen, living, and dining area, perfect for gatherings as it steps out onto a large, north-facing deck for seamless indoor-outdoor living and peaceful surroundings. Cozy up by one of the two indoor fireplaces – push a button for instant gas heat or use the wood burner - or gather around the large outdoor wood-fired pizza oven for memorable nights. Upstairs are two bedrooms, a large office, bathroom and laundry.

A separate, consented studio with its own bathroom and kitchen is linked along the covered decking, as is the removable tiny home (unconsented). There is also a private renovated, two-bedroom cottage on the other side of the driveway (unconsented).

Explore the grounds and discover 12 varieties of fruit and three varieties of nut trees, from apples and citrus to plums, pears, and 15 grapevines; 12 large raised 12 large raised vege gardens and hothouse. There's two chicken coops, and native birds love the Totara boundary stream.

With two additional tiny home sites established elsewhere on the property and possible subdivision opportunities (subject to council approval), this property isn't just a home; it's a hidden gem offering an enviable lifestyle and future income potential.

 8716m²  2 + 1  1 + 1  1 + 1

Price:	\$995,000
Certificate Of Title:	142517
Legal Description:	Lot 2 DP 334775
Capital Value:	\$880,000 (2024)
Rates:	\$4,050.17
Land Area:	8716 m2 (more or less)
Main House :	124 m2 (more or less)
Age:	Circa 1980
Exterior:	Shadowclad & fibre cement
Roof:	Iron
Joinery:	Aluminium
Living Areas:	Open plan
Bedrooms:	Two bedrooms & office upstairs
Bathroom:	Shower, vanity & toilet - upstairs
Toilet:	In bathroom upstairs
Garaging:	Double carport and extensive off street parking
Views:	Rural
Services:	Town water and sewage, water tanks 2 x 25,000 litre
Zoning:	General Residential Zone Refer to wdc.govt.nz-giz maps for further details
Chattels:	Electric oven, hob, extractor fan, light fittings, window treatments, fixed floor coverings, heated towel rail, heat pump & remote x1, range hood, smoke detectors, gas califont, tree house, sheds, gas bottles 2x 18kg + 6x 9kg. water pump. (Lawnmower is negotiable)
Extra Features:	Property has multiple dwellings - see supplementary sheet for details
Established Fruit Trees:	Several varieties of apples - golden delicious, gala and cooking apples. 4 lemon, lime, 3 mandarin, peach, 2 nashi pear, 2 ordinary pear, louisa plum, early plums, 15 grape vines, persimmon, black olive, quince, 2 macadamia, 2 pine nut

Council records indicate this property is situated in a medium / low landslide susceptibility zone, near a flood area.

Any building constructed, altered or refurbished before the year 2000 could have been built when asbestos and/or asbestos containing materials (ACMs) were still actively being used- this may not relate to this property however as we are not experts in this field and the house was built in that era, we recommend you do you own due diligence in this regard. For more information visit: <https://www.health.govt.nz/your-health/healthy-living/environment-ealth/hazardous-substances/asbestos>

The above property details have been sourced and/or provided by the seller or obtained from the Council property file, LIM or other appropriate authority, so while care has been taken in the preparation of these particulars, no responsibility is accepted for the accuracy of the whole or any part thereof and interested persons are strongly advised to make their own independent enquiry to satisfy themselves in all aspects of purchasing this and/or any property.

BOUNDARY DISCLAIMER:

The sales team are unable to point out the true boundary lines. If boundary lines are important to you, it is essential that as an intending purchaser you undertake your own due diligence & seek legal advice in regards to having the boundaries being surveyed prior to purchasing.



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83 Alcoba Street, Te Kamo - Additional Living Spaces



Studio - consented

Versatile Build

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- Studio
- Kichenette - electric hob, rangehood
- Toilet / Shower / Vanity
- Gas califont + 9kg bottle
- Aluminium Cladding, joinery
- Town supply - water & sewage



Tiny Home

Not consented / removable

🚗 2 🛏 1 🛋 1



- 2 Bedrooms
- Full kitchen - under bench oven, electric hob, range hood
- Shower / toilet / vanity
- Gas califont - 2x 9kg bottles
- Town supply - water & sewage



Cottage

No council records located

🚗 2 🛏 1 🛋 1



- 2 Bedroom
- Full kitchen - oven, gas hob, range hood
- Shower / toilet / vanity
- Separate power meter
- Gas califont 2x 18kg bottles
- Town supply - water & sewage



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