



23B Moorfield Road
TE KAUWHATA

FUSION
REAL ESTATE



Escape, Earn and Expand 23B Moorfield Road, Te Kauwhata

5 5 6 260m² 8281m²

- Breathtaking Rural Views
- Salt Water In Ground Swimming Pool
- Grand Living Room With Woodfire Heating
- Oriented To Follow The Sun Throughout The Day
- Large Open-Plan Kitchen
- Oversized Master Suite Boasts a Spa-Like Ensuite
- Large Greenhouse, Garden Shed, Woodhouse & Chicken Coop
- Raised Vegetable Beds
- Thriving Fruit Trees
- Built 1990
- UV Filtration System with Irrigation Water Supply – No Tank Hassle
- 3 x Hot Water Cylinders
- Currently Run As A Successful Airbnb
- Separate Dwelling Delivers Immediate Income





LEGALS

Land area	8281 m ²
Floor area	260m ²
Tenure	owner-occupancy
Rateable value	\$1,530,000
Land value	\$570,000
Improvements value	\$960,000
Rates	
Waikato District	\$3,473.28
Waikato Regional	\$689.93



ENERGY

Heating	Wood Fire x 2
Insulation	Yes
Windows	Single glazed



CONSTRUCTION

Year built	1990
Exterior	Brick and Mix
Roof	Color Steel/ Corrugated Iron
EQ repairs	N/A





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 34244
Land Registration District South Auckland
Date Issued 09 February 2004

Prior References
SA47D/136

Estate Fee Simple
Area 8281 square metres more or less
Legal Description Lot 2 Deposited Plan 308801
Registered Owners
Brian George White, Janis Margaret White and Franklin Trustee Services Limited

Interests

Subject to Section 8 Coal Mines Amendment Act 1950

Subject to a right of way and rights to convey water, electricity, telecommunications and computer media over part marked A on DP 308801 created by Easement Instrument 5891532.4 - 9.2.2004 at 9:00 am

Appurtenant hereto is a right to drain stormwater created by Easement Instrument 5891532.4 - 9.2.2004 at 9:00 am

Some of the easements created by Easement Instrument 5891532.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity, telecommunications and computer media over part marked A on DP 308801 in favour of WEL Networks Limited created by Easement Instrument 10120939.1 - 31.7.2015 at 5:27 pm

Figure 2



Figure 3



Figure 1



WHAT NEXT?

So, you've found a home you love—what happens now? Here's a simple guide to help you secure the property while completing your checks:

1 SUBMIT AN OFFER WITH CONDITIONS

To ensure the property is reserved for you while you do your due diligence, you'll need to submit a conditional offer. This means your offer is subject to certain checks being completed to your satisfaction before proceeding. Common conditions include:

- Finance Approval – Confirming your lending with the bank
- Building Inspection – Checking the home's structure and condition
- LIM Report Review – Ensuring there are no council issues
- Solicitor's Approval – Having your lawyer review the contract and title



No money is paid at this stage—the deposit is only required once your conditions are met and the contract becomes unconditional.

2 COMPLETE YOUR DUE DILIGENCE

Once your offer is accepted, you will have an agreed timeframe (e.g., 10-15 working days) to complete your checks. During this time, you should:

- Arrange a building inspection
- Review the LIM report and title
- Finalise finance with your bank
- Seek legal advice and review any concerns

3 CONFIRM YOUR CONDITIONS

If everything checks out, you confirm your conditions, and your offer becomes unconditional—meaning the purchase is locked in. If there are any major issues, we can discuss your options, including negotiating further or withdrawing if necessary.

4 PAY THE DEPOSIT & PREPARE FOR SETTLEMENT

Once your offer is unconditional, the agreed deposit is paid, and your solicitor will guide you through the final legal steps. The home is now officially yours, and we'll assist you in preparing for settlement and key handover!



Need Help?

I'm here to guide you through each step—let's get you closer to securing your new home!

RECOMMENDED SERVICES

MORTGAGE BROKER

Terri Franklin
021 241 8577
terrif@apexgroup.co.nz

Jan Baxter
027 354 5715
jan.baxter@kiwibank.co.nz

LAWYER

Belinda Williams - Base Law
021 648 883
belinda@baselaw.co.nz

BUILDER

Damian - Total House Inspections
021 511 731
damian@totalhouseinspections.co.nz

Jason - Total House Inspections
0800 844 795
jasont@thisnz.co.nz



INTRODUCING FUSION REAL ESTATE

WE ARE FUSION

ABOUT US

Fusion was founded with a simple but powerful mission: to create a real estate experience built on trust, care, and outstanding results. What began as a partnership between two local agents has now evolved into a bold, independently led brand – with Kirsten Anderson at the helm and a growing team of passionate sales professionals backing her vision.

With deep roots in Te Kauwhata and surrounding areas, Fusion isn't just about property – it's about people. We understand the emotional and financial weight of every real estate decision, and we're here to make that journey seamless, supportive, and successful.

Kirsten's strengths lie in high-impact marketing, authentic connection, and a hands-on approach that makes every client feel like family. She leads a dynamic team that's growing fast, bringing fresh energy, local insight, and a shared commitment to excellence.

At Fusion, we don't just list homes – we partner with you every step of the way. Whether it's staging a property, rolling up our sleeves for a pre-market spruce-up, or negotiating the deal that gets you where you want to be, we're right beside you.

Real estate is personal – and so are we. At Fusion, you're never just a number. You're part of something local, loyal, and driven to deliver.

This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal grey lines across the entire width of the page, typical of notebook or composition paper. There are no margins, text, or other markings present.



CURIOUS ABOUT WHAT OUR CLIENTS HAVE TO SAY?

Mike and Kirsten are the best! Came in and advised where to place furniture and the photos were amazing that she took. We sold quicker than we expected. They were like family and really helped us to make the next part of our dream come true.

ANN & KEITH

One of the best agents I have had! Within 6 weeks I had an unconditional offer. She was in contact with me on a regular basis, phone calls, coming around to the house--She was always available. I thank Kirsten from the bottom of my heart.

SHARON BEHAN-KITTO

Kirsten knocks it out of the park. Her personality and exuberance captivated me from the start. Her genuine desire to serve to the best of her ability was obvious. I recommend Kirsten to anyone seeking an agent who will work tirelessly for them.

GAIL HOSKEN



READ MORE REVIEWS

Let's make it happen.

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