





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



- 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<sup>2</sup>

Floor area 260m²

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

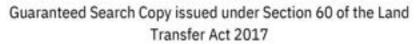
EQ repairs N/A







# RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD





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

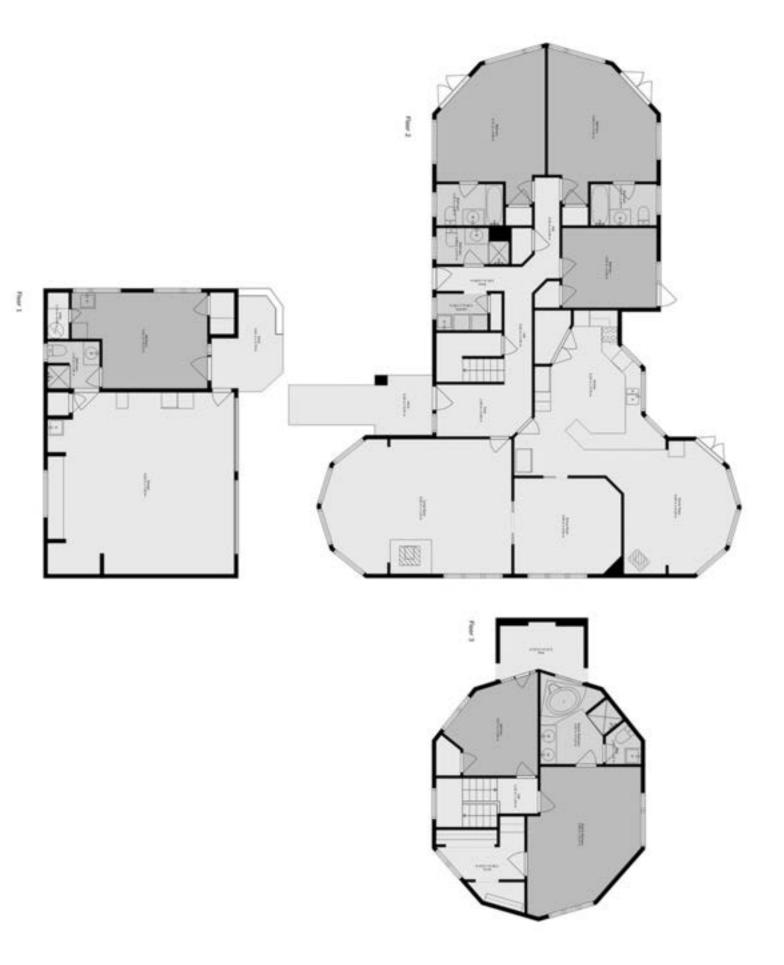
### Interests

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



# 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

**ABOUTUS** 

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.

# **NOTES**



### CURIOUS ABOUT WHAT OUR CLIENTS HAVE TO SAY?

### CHECK OUT OUR LATEST REVIEWS.

Mike and Kirsten are the best! Came in and advised where photos were amazing that she contact with me on a regular took. We sold quicker than we basis, phone calls, coming dream come true.

ANN & KEITH

One of the best agents I have had! Within 6 weeks I had an to place furniture and the unconditional o\$er. She was in expected. They were like around to the house--She was family and really helped us to always available. I thank make the next part of our Kirsten from the bottom of my

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.

### KIRSTEN ANDERSON

kirsten@fusionrealestate.co.nz 022 087 7354

### AIDAN PICOT

aidan@fusionrealestate.co.nz 022 015 2427