PROPERTY BROCHURE



196 CHURCH ROAD, KAMO

SUE & DAMIEN
PROPERTY TEAM



196 CHURCH ROAD, KAMO

ESCAPE THE EVERYDAY...





DEADLINE SALE 1PM, 3 SEPTEMBER 2025 (UNLESS SOLD PRIOR) Privately positioned on 4147sqm (more or less) of beautifully landscaped grounds, this exceptional lifestyle property offers the perfect blend of modern comfort and peaceful seclusion just minutes from Kamo Village.

Step inside the immaculate 230sqm residence and discover light-filled living, two separate lounges, and a seamless connection to the outdoors. The well-appointed kitchen anchors the heart of the home, while the master bedroom features a generous ensuite and garden outlook. With three bedrooms plus a dedicated office, there's space to work, unwind and entertain with ease.



Outside, the established gardens and manicured lawns provide a lush, private setting with room to relax or grow your own. A freestanding shed and additional outbuildings add flexibility for hobbies, storage or a home workshop.

Whether you're seeking room to breathe or simply a better way of living close to town, this is a property that delivers on every level. Available for the first time – this is a rare opportunity to get a foothold in one of Whangarei's best locations.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION Lot 1, Deposited Plan 209978, Certificate of Title NA137C/902

CV \$960,000 (2025/2026)

RATES \$2,574.94

DATE BUILT 2004

BUILT BY Jennian Homes

ZONING Rural production

LAND AREA 4147sqm (more or less)

FLOOR AREA 230sqm

LIVING AREAS 2

BEDROOMS 3 + office

BATHROOMS 2

SEPARATE TOILET 1

LAUNDRY Separate

HEATING Heat pump plus woodburner

GARAGE Double plus single

INSULATION Batts in ceiling & walls, rib raft in floor

WATER HEATING Electric cylinder - Rheem mains system

ROOF Coloursteel - tile profile

JOINERY Aluminium - single glazed, tinted

CLADDING Brick & insulclad (on cavity)

FLOOR Concrete foundation (rib raft)

WATER SOURCE Rain collection - 2x 25,000L tanks with water filter (on side of house)

WASTE Septic & pods

INTERNET Broadband

SCHOOL ZONE Hurupaki School

CHATTELS Auto garage door plus x2 remotes, window treatments, clothesline,

dishwasher, electric oven x2, ceramic hob, rangehood, extractor fans x3, fixed floor coverings, shade house, plastic house, heat pump + x1 remote, light fittings, water pump, water filter, x3 pots with Dracaenas, outdoor garden lighting, book shelves in TV room

NOTE: The workbench in the shed will not stay

ADDITIONAL DETAILS





- Shed
 - Ideal Garages
 - Built in 2005 (CCC issued 2005)
 - 7.250m x 4.830m with power and lighting, including 4 double power points
- Shadehouse and plastic house
- · Potting shed
- Large concrete patio
- Woodshed
- · Some garden lighting
- Attic stairs with flooring for storage
- Concrete drive/parking
- Shared driveway with one other user
- Built in bookshelves in TV room
- Pond in lower garden
- The shared ROW may be tarsealed in the near future
- · Septic system
 - Septic tank, filters through a pod system to a scoria soak drain



DEADLINE SALE

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.



























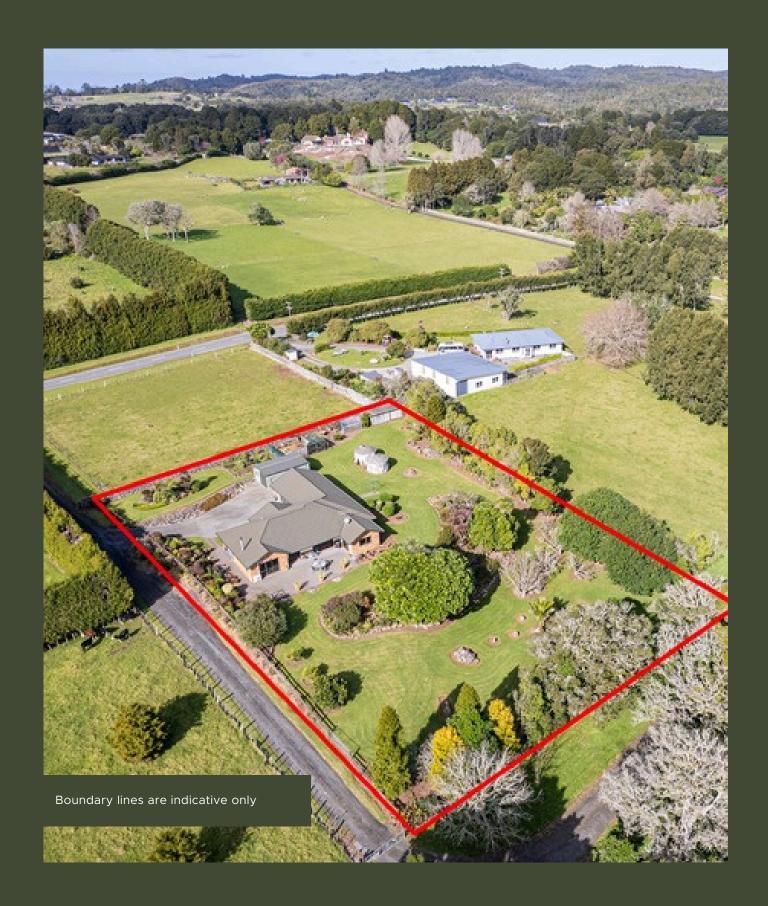




FLOOR

PLAN GARAGE This plan is for illustrative purposes only and should only be used as such by any prospective purchaser PORCH CUPD *** KITCHEN BED 2 COVERED E CUPTO DINING LIVING 9

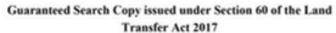
BOUNDARY MAP



CERTIFICATE OF TITLE



RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD







Identifier NA137C/902

Land Registration District North Auckland
Date Issued 18 February 2003

Prior References NA136/231

Estate Fee Simple

Area 4147 square metres more or less Legal Description Lot 1 Deposited Plan 209978

Registered Owners

Dianne Mary McConnell, John Wallace McConnell and Catherine Pearl Anderson

Interests

Subject to a right of way and a right to convey electricity, telecommunications and computer media over part marked B on DP 209978 created by Easement Instrument 5695414.1 - 15.8.2003 at 9.00 am

Appurtenant hereto is a right of way and a right to convey electricity, telecommunications and computer media created by Easement Instrument 5695414.1 - 15.8.2003 at 9:00 am

The easements created by Easement Instrument 5695414.1 are subject to Section 243 (a) Resource Management Act 1991 8283743.3 Mortgage to Westpac New Zealand Limited - 13.11.2009 at 9:09 am



SUE MAICH & DAMIEN DAVIS

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.

NOTES

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