



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	- 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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54 CLARK ROAD TE KAMO



\$619,000

Proudly Marketed by the Olive Tree team

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SCAN FOR
MORE DETAILS

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OLIVE TREE
CONNECTING PEOPLE & PROPERTY



Price:	\$619,000
Certificate Of Title:	NA59A/585
Legal Description:	Lot 2, DP 105821
Capital Value:	\$685,000 (2024)
Rates:	\$3,409.85
Land Area:	1162 m2 (more or less)
Building Area :	140 m2 (more or less)
Age:	Original build 1981 with additions up to 1997
Exterior:	Palliside and timber
Roof:	Iron
Joinery:	Aluminium
Living Areas:	Open plan
Bedrooms:	3 double bedrooms
Bathroom:	Vanity, shower and toilet
Toilet:	In bathroom
Services:	Town Water & Sewage
Zoning:	Urban
	Medium density residential zone
	Refer to wdc.govtnz-giz maps for further details
Chattels:	Electric hob, underbench oven, dishwasher, rangehood, fixed floor coverings, light fittings, blinds, drapes, net curtains, heatpump

Council records indicate this property is situated in a low landslide susceptibility area with rear section near creek showing in flood zone.

Any building constructed, altered or refurbished before the year 2005 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.

TE KAMO

Welcome to 54 Clark Road ...

Do you want to live in a prime location, but seek a unique home?

This two level property with large grounds (which are potentially subdividable) is overflowing with character. Hidden well down its own driveway (no sharing), you will arrive at this unique dwelling offering plenty of unique wood features throughout - character + potential with the large section. Two generous sized bedrooms are upstairs with the third on the ground level - allowing options for work from home space. The living space is spacious and open plan. A ranchslider door allows the living to flow out to a small patio and fully fenced area, giving security for children and pets to roam around. The bonus of a separate double garage to potter around in completes the picture.

Super handy being close to all the local amenities that Te Kamo Village offers with an easy 650m walk/drive to the local McDonalds, 750m to local Te Kamo Primary School and 450m to Te Kamo Intermediate school.

First time for sale in 21 years, you now have the opportunity to own this special home, showcasing uniqueness in Te Kamo West.

No auction, no deadline sale - just make an offer!

140m² 3 1 2 1