

PROPERTY BROCHURE



196 CHURCH ROAD, KAMO

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

196 CHURCH ROAD, KAMO

ESCAPE THE EVERYDAY...



4147
SQM



230
SQM



3



2



2



1



3

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 Woodburner (cleaned with new flue - approved inspection June 2025)
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 (cleaned in July 2025)
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.

PHOTO GALLERY















FLOOR PLAN

This plan is for illustrative purposes only and should only be used as such by any prospective purchaser



BOUNDARY MAP



Boundary lines are indicative only

CERTIFICATE OF TITLE



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 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

RENTAL APPRAISAL



Rental appraisal

Thank you for giving us the opportunity to appraise your property.

Property:
196 Church Road,
Kamo, Whangarei

Prepared for:
Own Real Estate

Prepared on:
13 Aug 2025

Bedrooms: 3x Bedrooms

Floorplan: 220m² (approx.)

Bathroom: 1x Bathroom & 1x Ensuite

Exterior: 4147 square metres (more or less)

Description:

This property is ideally located in the highly regarded Three Mile Bush neighbourhood. Features two separate lounges, well-appointed kitchen, three bedrooms the master bedroom with a generous ensuite and garden outlook, a dedicated office, and great indoor/outdoor flow. Has the convenience and security of a double garage with internal access. A bonus is the freestanding shed and additional outbuildings for storage or a home workshop. Located a short drive to Kamo Village and all its amenities including schools, daycare, 4 square medical centres, pharmacy, cafes and restaurants. Approximately 12 kms to the city centre. Some work may be required to meet the Healthy Home Standards for Residential Rental Properties

The most up-to-date data and market statistics have been used to compare your property with similar, recently rented properties in the area.

Based on these facts and figures and our knowledge of the local market, the weekly rental indication for your property is the price range below.

This is an indication of what you can expect for your property in the current market. The number of comparable properties used for this analysis can vary and influence the accuracy of the price range indicated above.

Our property management team work hard for you to

ensure the best returns for your investment property.

\$770 - \$790 per week

Disclaimer: This rental assessment does not purport to be a registered valuation. It is based on:

- today's market - values may be affected by market conditions and peak/non-peak seasons
- the property complying with all relevant legal requirements, including under tenancy, building, health, safety and healthy homes legislation in so far as they apply to the property. Barfoot & Thompson make no representation and give no warranty that the property currently meets these requirements and the purchaser/recipient of this appraisal is advised to seek their own advice.



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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.

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