

# PROPERTY BROCHURE

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136 KARANUI ROAD, KAMO

SUE & DAMIEN  
PROPERTY TEAM

OWN  
REAL ESTATE

136 KARANUI ROAD, KAMO

# WHERE LIGHT, SPACE, AND STYLE CONVERGE...



2550  
SQM



281  
SQM



4



2



1



3

DEADLINE SALE  
1PM, 10 SEPTEMBER 2025 (UNLESS SOLD PRIOR)



In the heart of Kamo's sought-after Karanui subdivision, this architecturally designed masterpiece delivers family living with a striking modern edge. Every line, surface, and finish has been considered to create a home that is as practical as it is beautiful.

Light floods the expansive open-plan living areas through floor-to-ceiling glass, framing a peaceful outlook and a sense of surprising privacy. At its heart, the designer kitchen commands attention - not only for its sleek style and premium appliances, but for the extraordinary scullery, larger than the kitchen itself, providing effortless entertaining and clutter-free living.



Four generous bedrooms include a master suite with ensuite, complemented by a second bathroom to serve family and guests. Outside, low-maintenance landscaping sets a sophisticated backdrop to the inground pool, while a sheltered patio invites long summer days and evenings with friends.

A large solar system enhances the home's efficiency, helping you enjoy modern comfort with reduced running costs. Everyday convenience meets lifestyle luxury with a separate shed designed for a boat, camper, or trailer, adding rare flexibility.

Contemporary design, impeccably finished, and undeniably stylish - this is Karanui living at its finest.

# KEY PROPERTY DETAILS

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LEGAL DESCRIPTION	Lot 71, Deposited Plan 496877, Certificate of Title 732481
CV	\$1,575,000 (2025/2026)
RATES	\$3,368.86
DATE BUILT	2020
ZONING	Large lot residential
LAND AREA	2550sqm (more or less)
FLOOR AREA	281sqm
LIVING AREAS	Large open plan
SEPARATE TOILET	1
KITCHEN	Engineered stone bench with large scullery including sink
APPLIANCES	Fisher & Paykel
LAUNDRY	Separate laundry
HEATING	Woodburner - cleaned and serviced Autumn 2025
GARAGE	Double, internal access with insulated garage door plus single separate shed designed for a boat, camper or trailer
INSULATION	Batts in walls and ceiling, rib raft floor, walls in master have soundproofing
WATER HEATING	Electric - x2 hot water cylinders (in attic space & in scullery)
SECURITY	Hardwired security system
SOLAR	21 panels, 8.4KW system (approx) with inverted 12.4KW/h energiser battery. Set up for emergency power in case of a blackout
ROOF	Coloursteel
JOINERY	Double glazed
INTERNET	Fibre, Cat6 cabled
CLADDING	BGC Stratum (Fibre cement)
FLOOR	Polished concrete foors + carpet + tiles
WATER SOURCE	2x 25,000L tanks, partially buried, water filter with cartridges
WASTE	Wormorator, serviced June 2025, located in southern slope Grey & black water seperated to wormorator
CHATTELS	Electric gate (with pedestrian entry) + x3 remotes, pool equipment, pool cover, solar panels + battery + inverter, auto garage door x2 plus x4 remotes, window treatments, clothesline, dishwasher x2, electric oven, induction hob with gas burner, rangehood, extractor fans x2, fixed floor coverings, heated towel rails x2, heat pump x1 + x1 remote, woodburner, light fittings, security system, smoke alarms x3, TV brackets x3, waste disposal, ceiling fans x5

# ADDITIONAL DETAILS

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- Mirror in the powder room is excluded from the chattels
- Children's loft in bedroom 3
- Velux window - rain sensor, electric
- Power - three phase available to the house. Emergency circuits backup internet + limited lighting and powerpoints
- Shed
  - 45sqm, 9m x 5m
  - Fully insulated
  - Auto garage door (insulated)
- Pool
  - Narellan fibreglass, inground
  - Salt treatment
  - Heat cover
- Covenants - no cats but dogs are allowed
- Security system hardwired (cameras not included)
- Smart home enabled
- Solar power - installed by Light Force
- Outdoor garden lighting
- Fully fenced with electric gate & pedestrian gate





# DEADLINE SALE

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## **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

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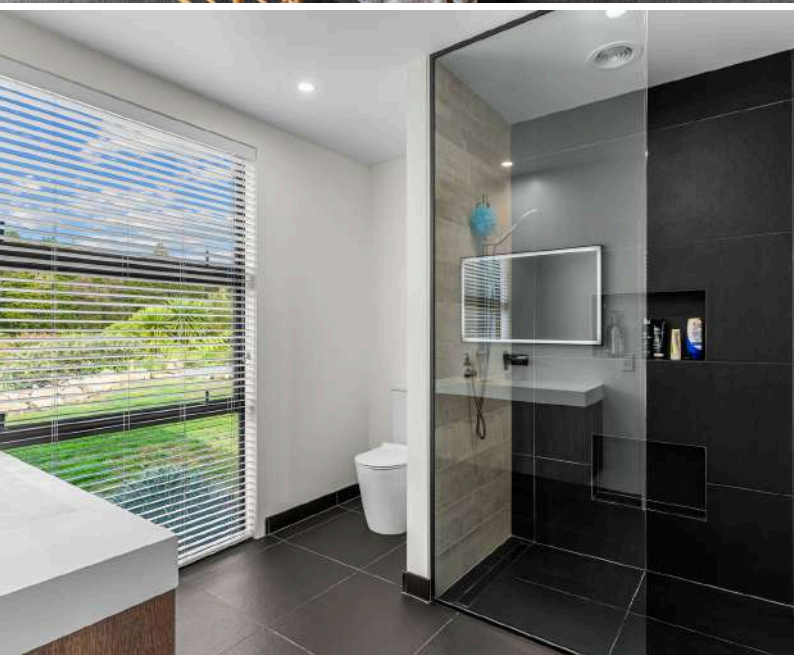




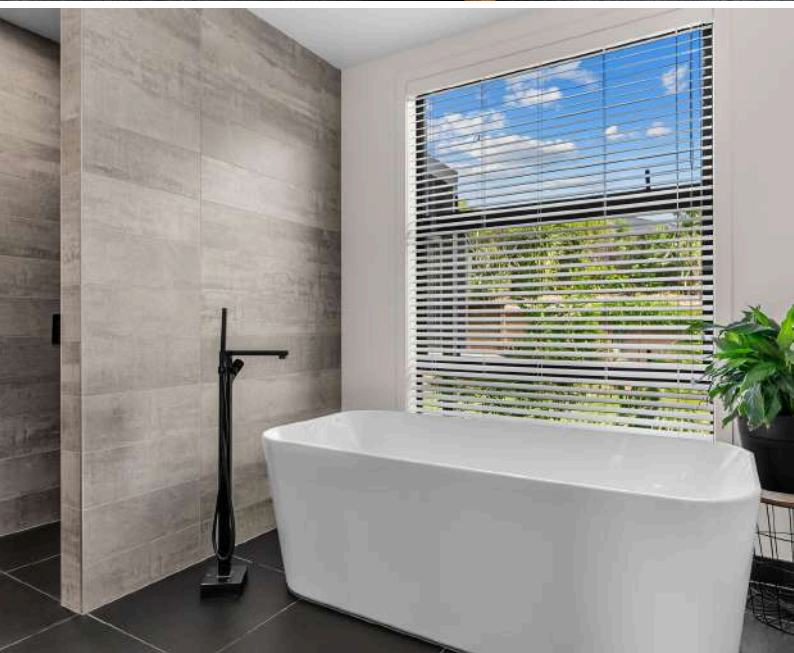
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Four generous bedrooms include a master suite with ensuite, complemented by a second bathroom to serve family and guests.

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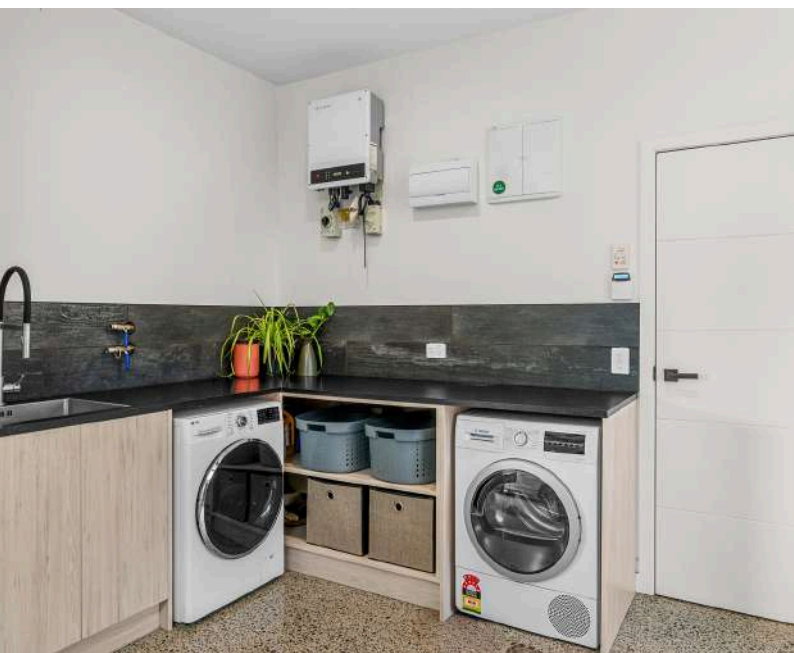




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A large solar system enhances the home's efficiency, helping you enjoy modern comfort with reduced running costs.

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# FLOOR PLAN

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





# BOUNDARY MAP

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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** 732481  
**Land Registration District** North Auckland  
**Date Issued** 18 May 2017

**Prior References**  
718283

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**Estate** Fee Simple  
**Area** 2550 square metres more or less  
**Legal Description** Lot 71 Deposited Plan 496877  
**Registered Owners**

Andrew James Ivey and Georgina Maria Ivey

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### Interests

Land Covenant in Easement Instrument 9998428.11 - 11.5.2015 at 2:16 pm

Appurtenant hereto is a right to drain water created by Easement Instrument 10183821.12 - 3.11.2015 at 11:48 am

The easements created by Easement Instrument 10183821.12 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 10183821.19 - 3.11.2015 at 11:48 am

Land Covenant in Easement Instrument 10484567.14 - 30.6.2016 at 10:45 am

10793415.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 18.5.2017 at 2:27 pm

Appurtenant hereto is a right to drain water created by Easement Instrument 10793415.9 - 18.5.2017 at 2:27 pm

The easements created by Easement Instrument 10793415.9 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 10793415.12 - 18.5.2017 at 2:27 pm

11347252.2 Mortgage to ANZ Bank New Zealand Limited - 18.2.2019 at 2:55 pm



# RENTAL APPRAISAL

## Rental appraisal

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

Property:  
136 Karanui Road,  
Kamo, Whangarei

Prepared for:  
Own Real Estate

Prepared on:  
13 Aug 2025

Bedrooms: 4x Bedrooms  
Floorplan: 291m<sup>2</sup> (approx.)  
Bathroom: 1x Bathroom & 1x Ensuite  
Exterior: 2550 square metres (more or less)

#### Description:

In the heart of Kamo's sought-after Karanui subdivision, this architectural expansive open-plan living areas through floor-to-ceiling glass, framing a peaceful outlook. Features a designer sleek kitchen with premium appliances, and large scullery. The four generous bedrooms include a master suite with ensuite, complemented by a second family bathroom. There's the convenience and security of an internal access garage. Outside, low-maintenance landscaping sets a sophisticated backdrop to the inground pool with a sheltered patio. Bonus is the large solar system. A bonus is the stylish separate shed designed for a boat, camper or trailer. 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 or 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.

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**\$950 - \$1000 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.



**Jeanine Walters**

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## SUE MAICH & DAMIEN DAVIS

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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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