





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 reoch 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 ra ils on glass doors Steep stairs with no hand rail	Tripping, falling Respiratory aggravation Walking into glass, Breaking glass Inury	
Unknown debris	Injury	
Adverse weather conditions	Slipping on steps/grounds Reduced visibility	

Need to sell?

List with us and pay a maximum commission of \$19,000 incl GST

For more information regarding this property contact the sales team

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24 BOEING ROAD

ONERAHI



\$825,000

Proudly Marketed by the Olive Tree team

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ONERAHI

Welcome to 24 Boeing Road ...

Embrace breathtaking panoramic views across the Whangarei Harbour from this welcoming, light-filled home.

Designed for an effortless lifestyle, the open-plan living and modern kitchen flow seamlessly to an expansive entertainer's deck - the perfect stage for creating lasting memories against a stunning backdrop.

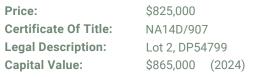
This flexible home offers excellent separation of spaces, including a versatile upstairs rumpus room providing valuable options for a teenage retreat, home office, or workshop.

Positioned in the sought-after Onerahi community, this is a rare opportunity to secure a home that perfectly blends tranquility, convenience, and a view you will cherish forever.









Rates: \$3,469.56

Land Area: 1712 m2 (more or less) Building Area: 190 m2 (more or less)

Age: Circa 1986

Exterior: Mix of brick, cedar & fibre cement

Roof: Coloursteel Joinery: Aluminium

Living Areas: Open plan + rumpus area upstairs

Bedrooms: 3 bedrooms plus office off upstairs bedroom Bathroom - lower level: Bath & shower, vanity & separate toilet

Bathroom - upper level: Shower, vanity & toilet

Double garage - with internal access **Garaging:**

Views: Urban & harbour view Services: Town water & sewage Low density residential zone Zoning:

Refer to wdc.govtnz-giz maps for further details

Chattels: Light fittings, window treatments, fixed floor coverings,

electric double oven, double dishdrawer, electric hob, rangehood, heated towel rail x2, extractor fan x2, auto garage door opener & remote x1, garden sheds, security

system (not used as no code)

Council records indicate this property is situated in a high landslide susceptibility zone area.

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.

















