

# PROPERTY BROCHURE

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45 ROCK RIDGE DRIVE, KAMO

SUE & DAMIEN  
PROPERTY TEAM

OWN  
REAL ESTATE



45 ROCK RIDGE DRIVE, KAMO

# STYLISH LIVING IN KAMO WEST...



600  
SQM



194  
SQM



3



2



1



2

FOR SALE BY NEGOTIATION

A statement in contemporary design, this near-new residence offers an enviable lifestyle in one of Kamo West's most sought-after addresses. Sleek lines, bold tones, and beautifully landscaped grounds set the scene for refined yet effortless living.

Inside, light-filled spaces and polished floors anchor the home's striking modern aesthetic. The vogue kitchen flows seamlessly into generous open-plan living areas that extend through sliders to a sun-soaked, north-facing patio. It's a setting made for entertaining, unwinding, or simply enjoying the privacy of your landscaped rear yard.



Three well-proportioned bedrooms, including a master with ensuite, balance comfort and style, while the double garage with internal access adds ease to daily life.

Whether you're a family seeking quality, a professional couple craving low-maintenance luxury, or retirees ready for relaxed sophistication, this property answers with poise and presence.

# KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 47, Deposited Plan 561757, Certificate of Title 994896
CV	\$950,000 (2025/2026)
RATES	\$3,790.15
DATE BUILT	2024
BUILT BY	Bryce Thorne Builders
ZONING	General residential zone
LAND AREA	600sqm (more or less)
FLOOR AREA	194sqm
SEPARATE TOILET	One
KITCHEN	Complete with walk-in scullery
APPLIANCES	Induction hob, single oven, dishwasher and rangehood
LAUNDRY	In the garage
HEATING	Ducted air-conditioning in living room, heat pump in master bedroom
GARAGE	Double garage including attic stairs and insulated garage door
INSULATION	Batts in ceiling walls and underfloor
WATER HEATING	Electric hotwater cylinder
SECURITY	Electric keypad on front door
ROOF	Coloursteel - Longrun
JOINERY	Double glazed - Architectural series sliders
INTERNET	Fibre
CLADDING	Brick and BGC Stratum Vertical weatherboard
FLOOR	Waffle raft floor with warm edge, polished concrete finish plus tile and carpet coverings
WATER SOURCE	Mains
WASTE	Mains
CHATTELS	Auto garage door + 2x remotes, window treatments, clothesline, dishwasher, oven - electric, induction hob, rangehood, heat pump x1, ducted air-conditioning + remote, extractor fans in bathrooms x2, fixed floor coverings, heated towel rails x2, light fittings, smoke detectors, digital keyless entry, garage attic stairs









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and beautifully landscaped  
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# 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** 994896  
**Land Registration District** North Auckland  
**Date Issued** 24 March 2022  
**Prior References**  
NA53D/1030

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**Estate** Fee Simple  
**Area** 600 square metres more or less  
**Legal Description** Lot 47 Deposited Plan 561757  
**Registered Owners**

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### Interests

Appurtenant hereto is a right of way created by Transfer 671343 - Produced on 24.11.1961 at 9.30 am and entered on 13.12.1961 at 10.46 am

Appurtenant hereto are water rights specified in Easement Certificate B199435.4 - 27.7.1983 at 2.20 pm

Appurtenant hereto is a water right created by Transfer B223481.1 - 10.10.1983 at 2:15 pm

12259211.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 24.3.2022 at 10:24 am

12259211.5 Surrender of water rights over parts marked A and B on DP 99045 specified in Easement Certificate B199435.4 - 24.3.2022 at 10:24 am

Appurtenant hereto is a right to drain water created by Easement Instrument 12259211.7 - 24.3.2022 at 10:24 am

The easements created by Easement Instrument 12259211.7 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to drain water and sewage over part marked N on DP 561757 in favour of Whangarei District Council created by Easement Instrument 12259211.9 - 24.3.2022 at 10:24 am

The easements created by Easement Instrument 12259211.9 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Covenant Instrument 12259211.11 - 24.3.2022 at 10:24 am

Fencing Covenant in Transfer 12540439.2 - 1.9.2022 at 12:40 pm



# CODE COMPLIANCE CERTIFICATE

## Form 7 Code Compliance Certificate *Section 95, Building Act 2004*



Rust Avenue, Whangarei  
Private Bag 9023, Te Mai,  
Whangarei 0143, New Zealand  
**P** +64 9 430 4200  
**E** [mailroom@wdc.govt.nz](mailto:mailroom@wdc.govt.nz)  
[www.wdc.govt.nz/ContactUs](http://www.wdc.govt.nz/ContactUs)

### The Building

Street address of building:	45 Rock Ridge Drive, Kamo 0112
Legal description of land where building is located:	LOT 47 DP 561757
Building name:	N/A
Location of building within site/block number:	N/A
Level/unit number:	N/A
Current, lawfully established, use:	2.0 Housing: 2.0.2 Detached Dwelling
Year first constructed:	2023

### The Owner

Name of owner:

Contact person:

Mailing address:

Street address/registered office:

Phone number:

Daytime:

After hours:

Facsimile number:

Email address:

First point of contact for communications with the council/building consent authority:

Bryce Thorne (Bryce Thorne Builders Limited); Mailing Address: 17 Beach Road

Onerahi

RD 4

Whangarei 0174; Mobile: 0212274417; Email: [btbuilders@hotmail.com](mailto:btbuilders@hotmail.com)

### Building Work

Building consent number:	BC2301120
Description:	New Dwelling
Issued by:	Whangarei District Council



## 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.



SUE MAICH

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DAMIEN DAVIS

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