



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	<ul style="list-style-type: none">• 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 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

Some conditions apply....

For more information regarding this property contact the sales team

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207a KAMO ROAD

WHAU VALLEY



By Negotiation

Proudly Marketed by the Olive Tree team

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OLIVE TREE
CONNECTING PEOPLE & PROPERTY



Price:	By Negotiation
Certificate Of Title:	NA114D/425
Legal Description:	Lot 2, DP183736
Capital Value:	\$575,000 (2025)
Rates:	\$3,546.38
Land Area:	596 m2 (more or less)
Building Area :	146 m2 (more or less)
Age:	Circa 2000
Exterior:	Fibrolite
Roof:	Decramastic tile
Joinery:	Aluminium
Living Areas:	Open plan
Bedrooms:	3 double / 1 single
Bathroom:	Shower, bath & vanity
Toilet:	Separate
Garaging:	Double garage - with auto door & internal access
Views:	Urban
Services:	Town water & sewage - sewage pump to mains line
Zoning:	General Residential Zone
	Refer to wdc.govtnz-giz maps for further details
Chattels:	Window treatments, dishwasher, electric stove, waste disposal, rangehood, bathroom extractor fan, fixed floor coverings, clothesline, light fittings, TV brackets, garage door opener and 1 x remote

A wonderful spacious four bedroom treasure, now available for you to purchase.

Discover this fabulous home which sits well to capture the sun most of the day. You will enjoy sitting on the large deck (shade sail for cover) while soaking in the sunshine. The yard is ideal to maintain as its easy care, plus offers some space out the back for a few veges, along with the already established fruit trees.

Wonderfully presented throughout with big bedrooms, my current owners have loved living here but a change in circumstances mean this needs to be sold.

The property features an internal access double garage (a previous owner enclosed the carport) and the section is fully fenced so secure for both animals and children.

Situated in a prime Whau Valley location with awesome neighbours, this home is set across the road from Whau Valley school and just up the road to the local shops.

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

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.

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