



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 reach of children Could be consumed	<ul style="list-style-type: none">All children must be Supervised by parentWarning sign erected Copy of hazards acknowledged by and provided to all viewersRestrict access to hazard areas Customers remain a safe distance from hazardHazard sign and person monitoring hazard if requiredAppropriate footwearKeep 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 Injury	
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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24 BOEING ROAD ONERAHI



\$825,000

Proudly Marketed by the Olive Tree team

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OLIVE TREE
CONNECTING PEOPLE & PROPERTY



Price:	\$825,000
Certificate Of Title:	NA14D/907
Legal Description:	Lot 2, DP54799
Capital Value:	\$865,000 (2024)
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
Garaging:	Double garage - with internal access
Views:	Urban & harbour view
Services:	Town water & sewage
Zoning:	Low density residential zone
	Refer to wdc.govtnz-giz maps for further details

Chattels: Light fittings, window treatments, fixed floor coverings, electric double oven, double dish drawer, electric hob, range hood, heated towel rail x2, extractor fan x2, auto garage door opener & remote x1, garden sheds, security system (not used as no code), clothesline, electric wall heaters x3, water filter. Waste disposal unit - not in working condition.

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.

190m² 3+ 2 2 2