



2D Country Club Lane
WAIUKU

FUSION
REAL ESTATE

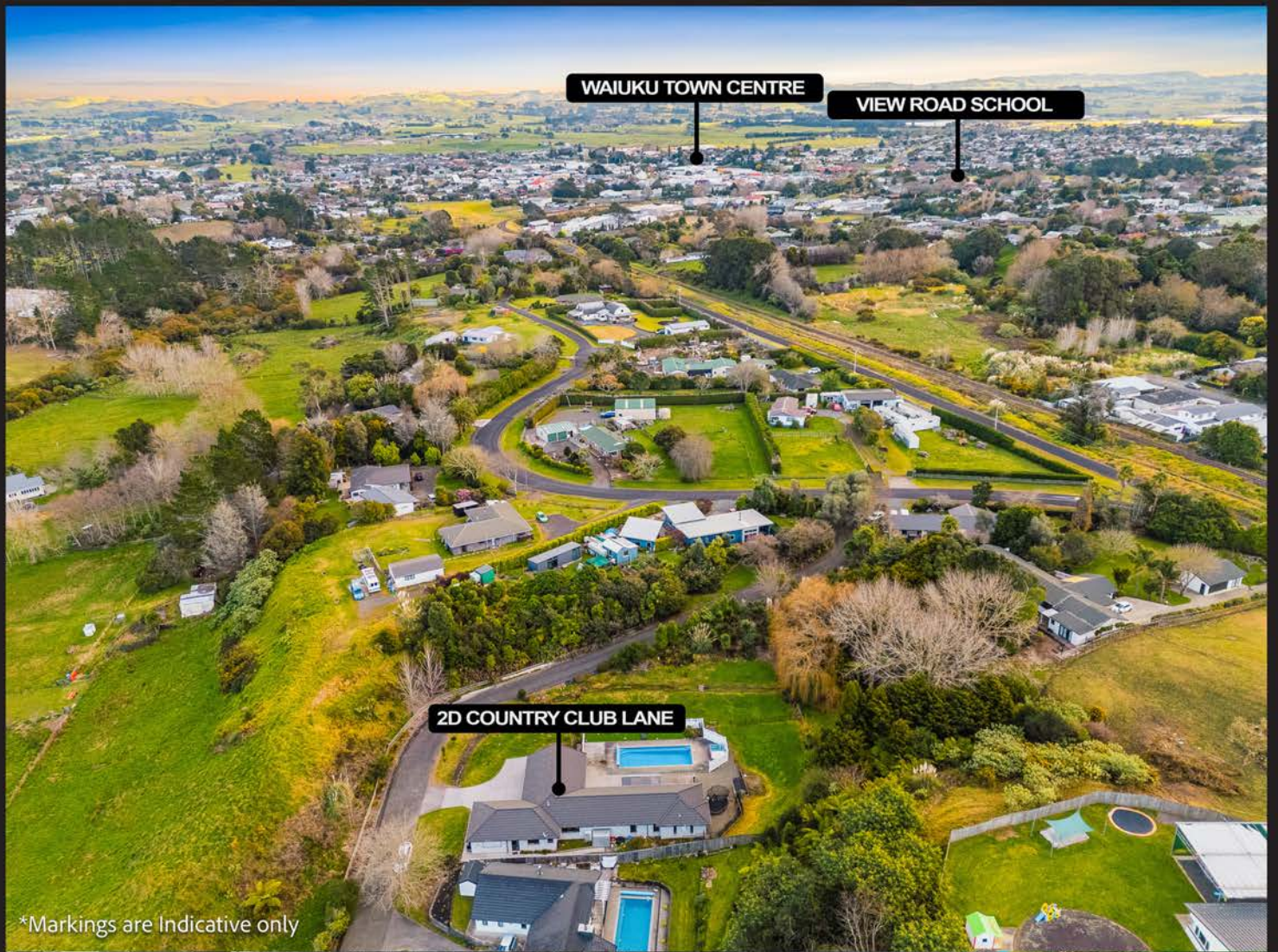


Circumstances Changed - Exclusive Opportunity!

5 3 2 257m² 2504m²

- Master retreat with his & hers walk in wardrobes, luxury ensuite (dual sinks, oversized walk in shower with LED lighting) and pool views
- Multiple living zones: formal, informal & open-plan family spaces
- Family wing: three generous bedrooms, full bathroom with stand alone bath & shower, plus separate toilet
- Designer kitchen with induction cooktop, butler's pantry & seamless indoor/outdoor flow
- Heated freshwater pool with feature lighting + adjoining spa pool
- Spacious double internal access garage with attic storage
- All weather alfresco area that opens/closes for year round entertaining







LEGALS

Land area	2504 m ²
Floor area	257m ²
Tenure	Vacant
Rateable value	\$1200000
Land value	\$560000
Improvements value	\$640000
Rates	
Franklin District	\$3629.50



ENERGY

Heating	Heat Pump, Heat transfer system
Insulation	Ceiling and Walls
Windows	Aluminum - Double Glazed
Services	Town Supply Water, Septic Tank
Water Heating	Electric



CONSTRUCTION

Year built	2017
Exterior	Brick
Roof	Iron Tile
EQ repairs	N/A



**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 **433574**
Land Registration District **North Auckland**
Date Issued 02 November 2011

Prior References

NA116B/370

Estate Fee Simple
Area 2504 square metres more or less
Legal Description Lot 1 Deposited Plan 409155
Registered Owners
Kelly May Ciniglio and Tony Scott Ciniglio

Estate Fee Simple - 1/5 share
Area 2520 square metres more or less
Legal Description Lot 6 Deposited Plan 409155
Registered Owners
Kelly May Ciniglio and Tony Scott Ciniglio

Interests

Land Covenant in Transfer C546129.2 - 2.11.1993 at 11.12 am

D268582.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 (DP 186072) - 5.5.1998 at 3.13 pm

Appurtenant hereto are sewage rights specified in Easement Certificate D268582.4 - 5.5.1998 at 3.13 pm

Subject to a sewage right over part Lot 6 DP 409155 marked C on DP 409155 specified in Easement Certificate D268582.4 - 5.5.1998 at 3.13 pm

The easements specified in Easement Certificate D268582.4 are subject to Section 243 (a) Resource Management Act 1991

8903439.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 2.11.2011 at 12:21 pm (affects Lot 1 DP 409155)

8903439.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 2.11.2011 at 12:21 pm (affects Lot 1 DP 409155)

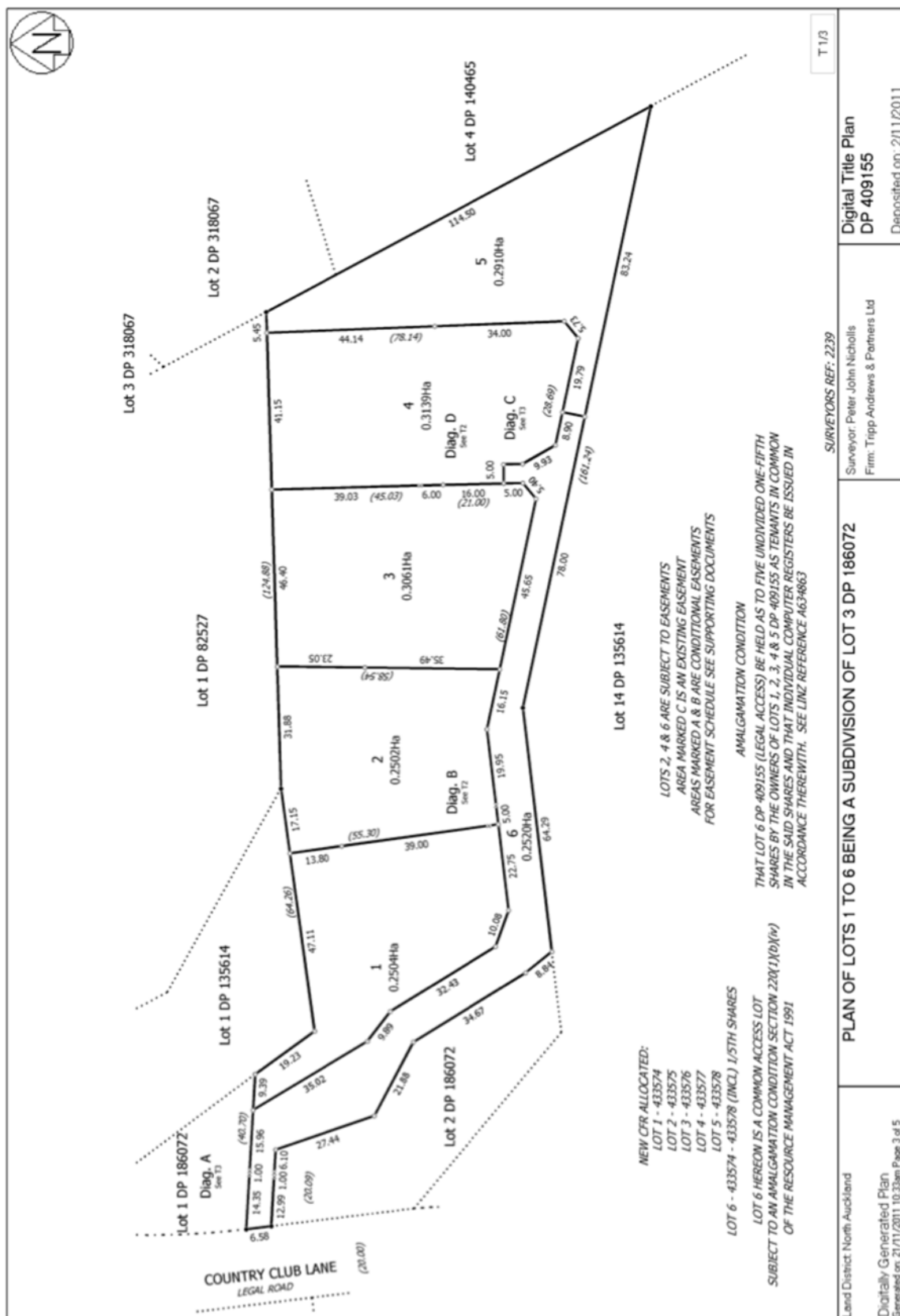
Subject to Section 241(2) Resource Management Act 1991 (affects DP 409155)

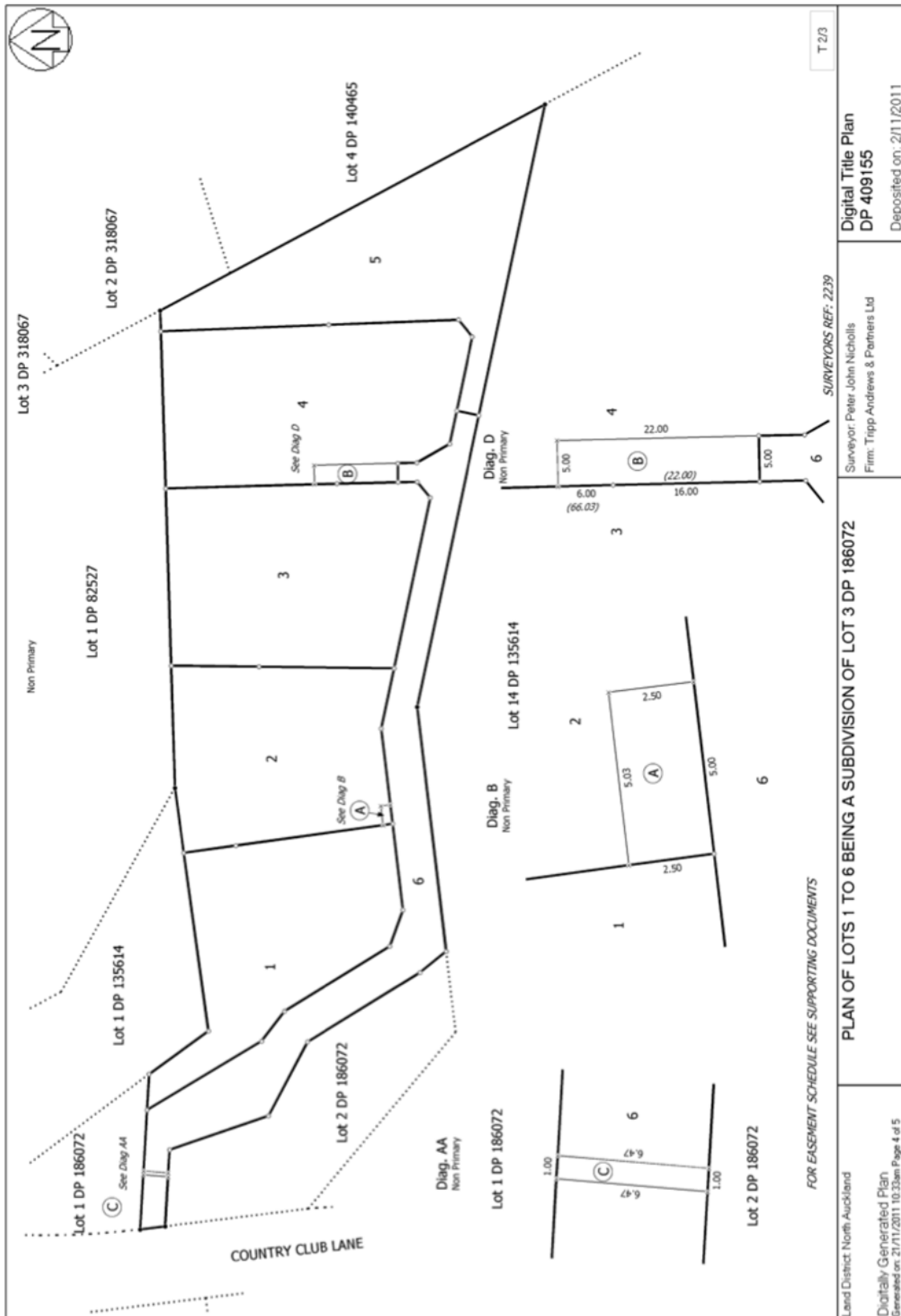
Appurtenant hereto is a right to drain stormwater created by Easement Instrument 8903439.5 - 2.11.2011 at 12:21 pm

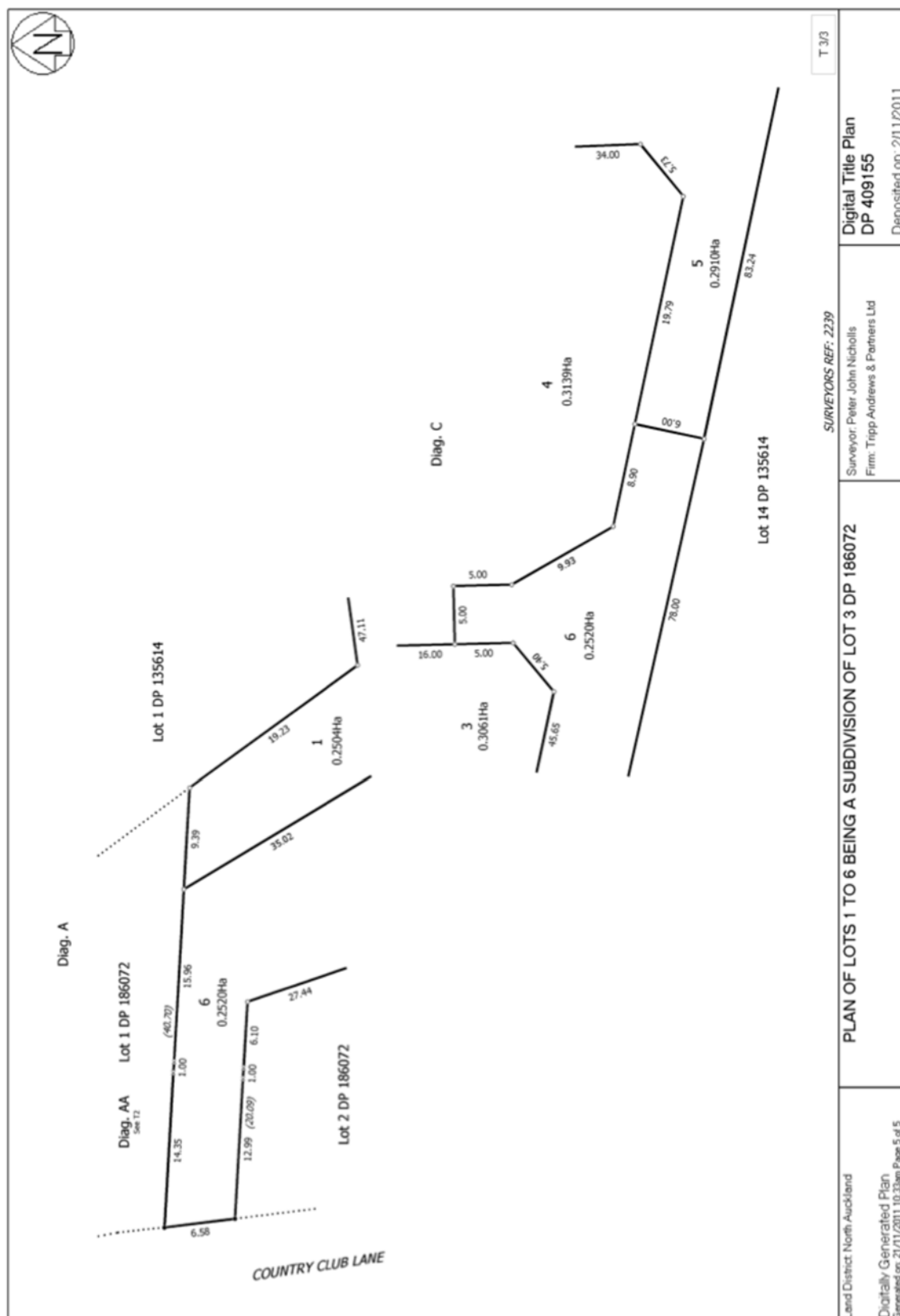
Some of the easements created by Easement Instrument 8903439.5 are subject to Section 243 (a) Resource Management Act 1991 (see DP 409155)

Land Covenant in Easement Instrument 8903439.6 - 2.11.2011 at 12:21 pm

12649264.3 Mortgage to ASB Bank Limited - 2.2.2023 at 11:47 am







WHAT NEXT?

So, you've found a home you love—what happens now? Here's a simple guide to help you secure the property while completing your checks:

1 SUBMIT AN OFFER WITH CONDITIONS

To ensure the property is reserved for you while you do your due diligence, you'll need to submit a conditional offer. This means your offer is subject to certain checks being completed to your satisfaction before proceeding. Common conditions include:

- Finance Approval – Confirming your lending with the bank
- Building Inspection – Checking the home's structure and condition
- LIM Report Review – Ensuring there are no council issues
- Solicitor's Approval – Having your lawyer review the contract and title



No money is paid at this stage—the deposit is only required once your conditions are met and the contract becomes unconditional.

2 COMPLETE YOUR DUE DILIGENCE

Once your offer is accepted, you will have an agreed timeframe (e.g., 10-15 working days) to complete your checks. During this time, you should:

- Arrange a building inspection
- Review the LIM report and title
- Finalise finance with your bank
- Seek legal advice and review any concerns

3 CONFIRM YOUR CONDITIONS

If everything checks out, you confirm your conditions, and your offer becomes unconditional—meaning the purchase is locked in. If there are any major issues, we can discuss your options, including negotiating further or withdrawing if necessary.

4 PAY THE DEPOSIT & PREPARE FOR SETTLEMENT

Once your offer is unconditional, the agreed deposit is paid, and your solicitor will guide you through the final legal steps. The home is now officially yours, and we'll assist you in preparing for settlement and key handover!



Need Help?

I'm here to guide you through each step—let's get you closer to securing your new home!

RECOMMENDED SERVICES

MORTGAGE BROKER

Terri Franklin
021 241 8577
terrif@apexgroup.co.nz

Jan Baxter
027 354 5715
jan.baxter@kiwibank.co.nz

LAWYER

Belinda Williams - Base Law
021 648 883
belinda@baselaw.co.nz

BUILDER

Damian - Total House Inspections
021 511 731
damian@totalhouseinspections.co.nz

Jason - Total House Inspections
0800 844 795
jasont@thisnz.co.nz

INTRODUCING FUSION REAL ESTATE

WE ARE FUSION

ABOUT US

Fusion was founded with a simple but powerful mission: to create a real estate experience built on trust, care, and outstanding results. What began as a partnership between two local agents has now evolved into a bold, independently led brand – with Kirsten Anderson at the helm and a growing team of passionate sales professionals backing her vision.

With deep roots in Te Kauwhata and surrounding areas, Fusion isn't just about property – it's about people. We understand the emotional and financial weight of every real estate decision, and we're here to make that journey seamless, supportive, and successful.

Kirsten's strengths lie in high-impact marketing, authentic connection, and a hands-on approach that makes every client feel like family. She leads a dynamic team that's growing fast, bringing fresh energy, local insight, and a shared commitment to excellence.

At Fusion, we don't just list homes – we partner with you every step of the way. Whether it's staging a property, rolling up our sleeves for a pre-market spruce-up, or negotiating the deal that gets you where you want to be, we're right beside you.

Real estate is personal – and so are we. At Fusion, you're never just a number. You're part of something local, loyal, and driven to deliver.



NOTES



CURIOUS ABOUT WHAT OUR CLIENTS HAVE TO SAY?

Mike and Kirsten are the best! Came in and advised where to place furniture and the photos were amazing that she took. We sold quicker than we expected. They were like family and really helped us to make the next part of our dream come true.

ANN & KEITH

One of the best agents I have had! Within 6 weeks I had an unconditional offer. She was in contact with me on a regular basis, phone calls, coming around to the house--She was always available. I thank Kirsten from the bottom of my heart.

SHARON BEHAN-KITTO

Kirsten knocks it out of the park. Her personality and exuberance captivated me from the start. Her genuine desire to serve to the best of her ability was obvious. I recommend Kirsten to anyone seeking an agent who will work tirelessly for them.

GAIL HOSKEN



READ MORE REVIEWS

Let's make it happen.

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