



| BEWARE OF<br>POTENTIAL HAZARDS<br>Which could be found at this property  | POTENTIAL RISK  | CONTROLS<br>As required  |
|--|---|--|
| Chemicals/cleaning products-possibly items kept in kitchen, bathroom and garage areas  | Within reach of children<br>Could be consumed   | <ul style="list-style-type: none"><li>All children must be Supervised by parent</li><li>Warning sign erected<br/>Copy of hazards acknowledged by and provided to all viewers</li><li>Restrict access to hazard areas<br/>Customers remain a safe distance from hazard</li><li>Hazard sign and person monitoring hazard if required</li><li>Appropriate footwear</li><li>Keep aware/hazard sign<br/>Awareness of weather conditions</li></ul> |
| Grounds/ Bush areas -<br>Sloping and uneven ground,<br>Plants - privet, agapanthus<br>Trees & tree roots etc<br>Low hanging branches                       | Slipping, falling<br>Adverse reaction to plant<br>respiratory aggravation<br>Falling tree foliage<br>Eye injuries |  |
| Obstructions across access ways  | Tripping<br>Falling   |  |
| Drain/water  | Slipping, falling<br>Adverse weather  |  |
| Internal / External/ Stairs<br>uneven floor boards,<br>rooms at differing floor levels<br>No visual rails on glass doors<br>Steep stairs with no hand rail | Tripping,<br>falling<br>Respiratory aggravation<br>Walking into glass,<br>Breaking glass<br>Injury                |  |
| Unknown debris   | Injury  |  |
| Adverse weather conditions   | Slipping on steps/grounds<br>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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# 14 MANGAKINO LANE

## KAURI



## BY NEGOTIATION

Proudly Marketed by the Olive Tree team

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MORE DETAILS

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**OLIVE TREE**  
CONNECTING PEOPLE & PROPERTY





# KAURI

## Welcome to 14 Mangakino Lane ...

Step into the bright and sunny lounge that flows seamlessly into the designer kitchen and dining area. The living area also opens onto a paved courtyard, providing an extension of your living space. With expansive, uninterrupted views over the surrounding countryside, it is the perfect stage for alfresco dining, morning coffees, or simply unwinding with a glass of wine.

Four bedrooms are cleverly situated along the back of the home, each enjoying a sunny aspect and a lovely outlook across the land. The master bedroom is your private sanctuary, complete with its own well-appointed ensuite.

Practicality is woven throughout with the large, internal access, double garage housing the laundry and offers internal access as well as a door to the back of the property. Thoughtful paving around the home’s perimeter adds a touch of style and adds to the low-maintenance aspect.

The large, contoured section provides expansive space for the family to play and trees to swing a hammock from. Completed in 2023 this brick and timber Golden Home provides that low maintenance, fresh environment you’ve been looking for.

Enjoy the feeling of being away from it all, while knowing the amenities of the Tikipunga and Kamo Villages as well as the Whangārei City Centre are all only a short drive away.

 155m <sup>2</sup>  4  2  2  1



|                       |  |
|-----------------------|--|
| Price:                | By Negotiation   |
| Certificate Of Title: | 997907   |
| Legal Description:    | Lot 5, DP562349, 1/3 share Lot 9 DP562349 being 2700m2                         |
| Capital Value:        | \$760,000 (2024)   |
| Rates:                | \$2,742.90 p.a.  |
| Land Area:            | 2,203 m2 (more or less)  |
| Building Area :       | 155 m2 (more or less)  |
| Age:                  | Golden Home build 2023   |
| Exterior:             | Brick / Timber   |
| Roof:                 | Coloursteel  |
| Joinery:              | Double-glazing aluminium   |
| Living Areas:         | Open plan  |
| Bedrooms:             | 4  |
| Bathroom:             | Shower, bath, vanity, & toilet   |
| Ensuite:              | Shower, vanity & toilet  |
| Garaging:             | Double, internal access  |
| Views:                | Urban  |
| Services:             | 2 x 25k ltr water tanks & cleanstream bio cycle sewage system                  |
| Zoning:               | Large Lot Residential Zone<br>Refer to wdc.govtnz-giz maps for further details |

**Chattels:** Auto garage door & 2 remotes, light fittings, window treatments, fixed floor coverings, electric oven, induction hob, range hood, dishwasher bathroom extractor fan 3n1 x2, heated towel rail x1, heat pump & remote x1, water filters x2, water pump.

Council records indicate this property is situated in a moderate / high landslide susceptibility zone and Effluent zone - medium unsuitability.

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.

