

PROPERTY BROCHURE



16 McAinch Place, Kamo

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

16 MCAINCH PLACE, KAMO

EXECUTIVE STYLE, EVERYDAY COMFORT...



1180
SQM



289
SQM



4



3



3



3+

AUCTION ON-SITE
1PM, 8 OCTOBER 2025 (UNLESS SOLD PRIOR)

Set at the end of a private cul-de-sac in sought-after Kamo West, this modern brick residence balances impressive scale with everyday comfort. With timeless style and strong street presence, it delivers both gravitas and warmth from the moment you arrive. Set back from the road up a long driveway, the home features triple garaging plus an archgola - perfect shelter for your boat or camper.

Inside, generous proportions create a home for every occasion. A large family room, separate formal lounge, and spacious conservatory offer spaces to gather or retreat. The well-appointed kitchen flows through to dining and living areas that open to the garden and a private, sunny deck. Four bedrooms provide ample accommodation, two with their own ensuites - one complete with underfloor heating.



Outdoors, the easy-care grounds are thoughtfully landscaped, enhanced by a garden shed and established citrus trees. This is a home where living feels simple, stylish, and secure.

Add in zoning for highly regarded Hurupaki School and you have the complete package - a premium home in a premium location, offering comfort, convenience and stress-free living for years to come.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 32, Deposited Plan 353982, Certificate of Title 220512
CV	\$1,100,000
RATES	\$3,757.65
DATE BUILT	2006
ZONING	General residential
LAND AREA	1180sqm (more or less)
FLOOR AREA	289sqm
BEDROOMS	4 (x2 with ensuites). BR-4 has no wardrobe
BATHROOMS	3 - Master plus x2 ensuites
LIVING AREAS	3
KITCHEN	Large, modern with breakfast bar. Gas hob, dual oven, dishwasher, water filter. Westinghouse appliances.
LAUNDRY	In garage
GARAGE	3 car garaging with internal access + archgola for camper/boat
HEATING	Gas heater in the lounge, heat pumps x2 (in bedrooms) + heated floors in main ensuite
INSULATION	Exceeding standard requirements (3+1.8 in ceilings)
VENTILATION	Smart vent ventilation system (whole house)
WATER HEATING	Gas califont - 1x 45kg bottle (rented through Northgas)
ROOF	Gerard tile profile panels - coated
JOINERY	Single glazed aluminium throughout
CLADDING	Brick with areas of insulclad (on cavity), which includes chimney/above kitchen window/below faceted window in lounge
FLOORING	Concrete foundation. Carpet + vinyl through main living areas. Tiled in the conservatory, laundry and bathrooms
SECURITY	Hard-wired for security system
WATER SOURCE	Mains water
WASTE	Mains sewer
OUTDOOR FEATURES	Citrus trees, vegetable beds
INTERNET	Fibre
SCHOOL ZONE	In zone for Hurupaki School

CHATTELS



Dishwasher, security system (not monitored), garden shed, fixed floor coverings, rangehood, kitchen waste disposal, blinds, bathroom extractor fans x3, wall oven, light fittings, heat pump x2, curtains, gas hob, smoke detectors x4, garage door remote control x4, drapes, gas fire, heated towel rails x3, door bells x2, smart vent ventilation system, wardrobe organiser, Robinhood supertub, work bench, vice and shelving in smaller garage, spa bath, attic stairs



HOW TO BUY AT AUCTION

How does an Auction work?

A real estate auction is an open and transparent way of offering a property for sale at a set date and time. Purchasers compete by placing bids against each other, with the property being sold to the highest bidder (subject to reserve). The auction terms and conditions are available in advance, giving buyers time to review them. Once the hammer falls, the sale is cash and unconditional, and both buyer and seller are legally bound by the contract.

How do I prepare for an auction?

To prepare for an auction, arrange finance with your bank or lender in advance and provide a copy of the auction contract to your solicitor for review. Most auctions require a 10% deposit immediately after the fall of the hammer, so you must have access to those funds on the day. You should also complete your due diligence by consulting your solicitor, a building inspector, or a registered valuer, and checking with council regarding any renovations or works completed on the property. Finally, attending a few auctions beforehand can help you feel more confident and comfortable with the process when it's your turn to bid.

Do I need to register?

At OWN Real Estate, we encourage all prospective buyers to formally register before bidding. By law, you must also receive a copy of the Approved Buyers Guide (issued by the Real Estate Agents Authority) before you can place a bid. Your salesperson will provide this guide and assist you with the registration process.

HOW TO BUY AT AUCTION

What is a reserve price?

The reserve price is set by the property seller (vendor) and communicated in writing to the auctioneer, indicating the amount they are willing to accept. It can be adjusted during the auction if necessary. The reserve price is not disclosed to bidders unless the vendor authorises the auctioneer or selling agent to do so, such as when the auction is paused for negotiation.

What if bidding doesn't reach the reserve price?

If bidding does not meet the reserve, the auctioneer may pause the auction to consult with the highest bidder, who may be invited to increase their offer. If the vendor accepts the new offer, the auction will resume, the property will be declared "on the market," and bidding will continue until sold. If the vendor does not accept, the auction will continue from the new level, and if no further acceptable bids are received, the property will be passed in.

What happens if the property doesn't sell?

If a property is passed in (unsold at auction), the vendor may consider conditional or unconditional offers immediately following the auction.

What is a vendor bid?

The auctioneer is allowed to take bid/s on behalf of the seller. If used, this will be clearly identified as a "vendor bid" or "bid on behalf of the seller" by the auctioneer during the auction call. It is used as a "counter offer" if required.

Can the property be sold before auction day?

If a property is advertised as "unless sold prior," the vendor may accept an offer before the scheduled auction date. To protect your interest, let the agent know you are interested so they can notify you of any early offers. If you wish to make a pre-auction offer, you will need to complete our Pre-Auction Offer Procedure and provide a 10% deposit. If the offer is accepted, the auction may be brought forward, and your offer will become the opening (and reserve) bid. The auction then proceeds as usual, giving other buyers the opportunity to bid.

What if I cannot attend the auction?

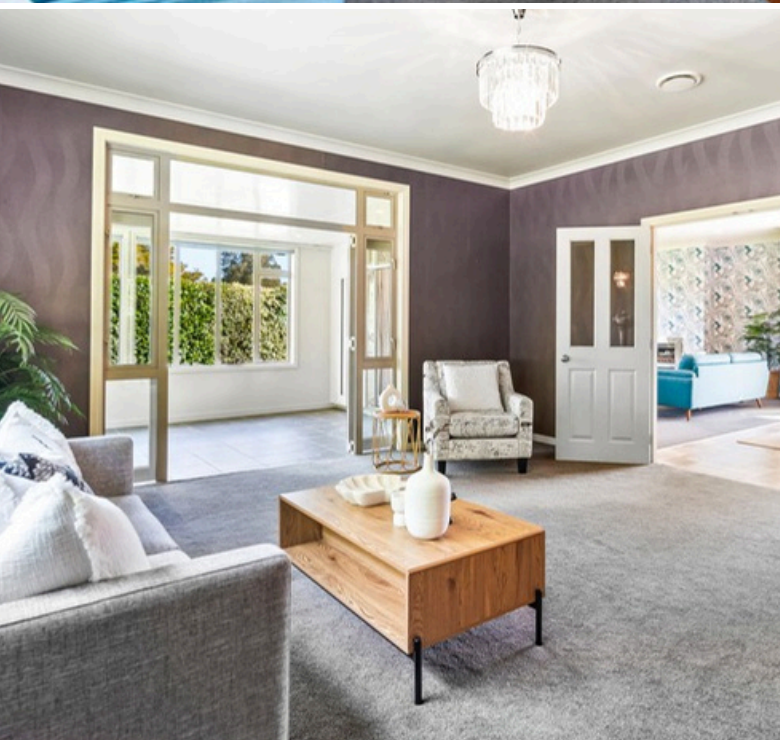
If you are unable to attend the auction, speak with your OWN Real Estate salesperson to arrange alternative bidding options. You may bid by telephone, appoint someone to bid on your behalf (absentee bidding), or in some cases, bid online. All bidding authorities must be completed, signed, and include identification prior to the auction. Alternatively, you may authorise a power of attorney to act on your behalf.

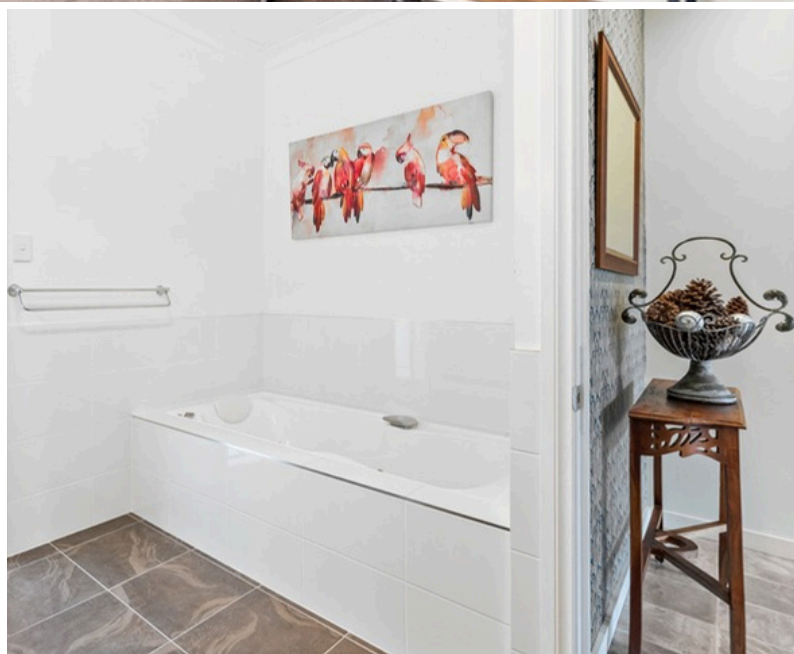
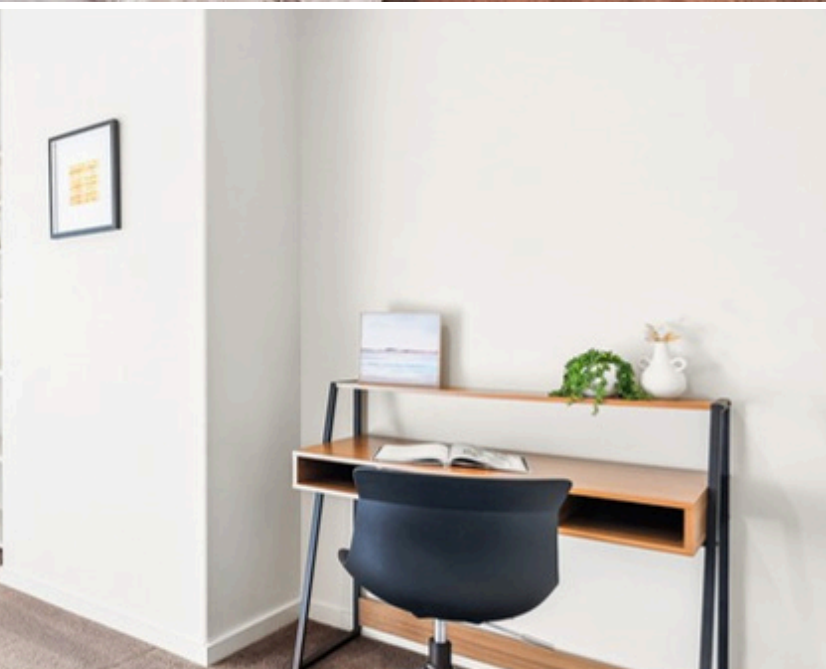
PHOTO GALLERY











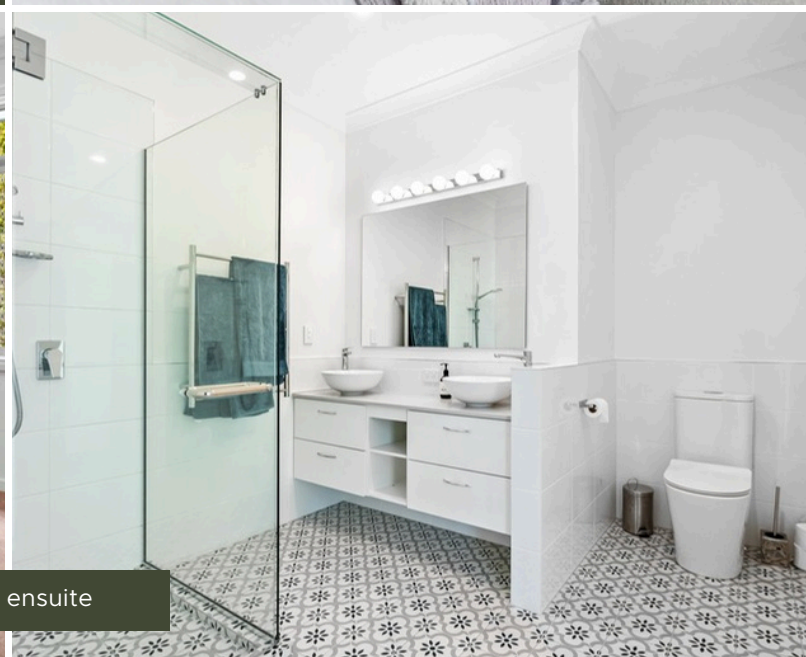
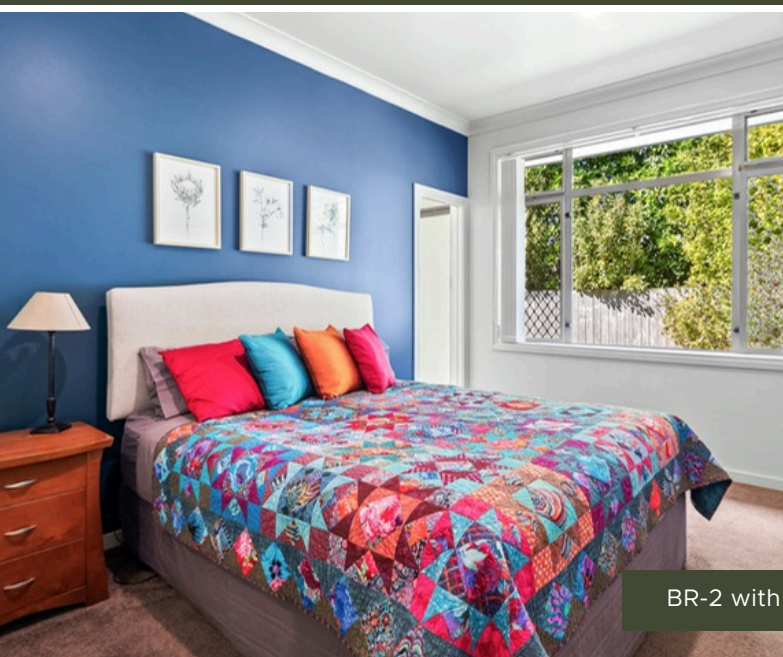
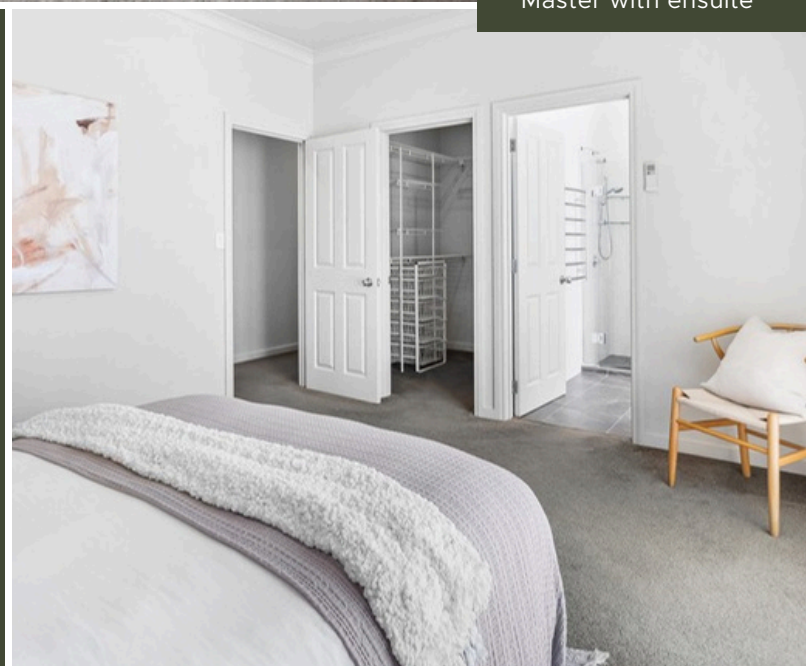


Master with ensuite

“

Four bedrooms provide ample accommodation, two with their own ensuites - one complete with underfloor heating.

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BR-2 with ensuite



FLOOR PLAN

This plan is for illustrative purposes only and should only be used as such by any prospective purchaser



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 220512
Land Registration District North Auckland
Date Issued 12 December 2005

Prior References
194717

Estate Fee Simple
Area 1180 square metres more or less
Legal Description Lot 32 Deposited Plan 353982
Registered Owners
Broadie Trustee Limited

Interests

Subject to a right of way over parts marked A on DP 353982 and B on DP 347387 created by Conveyance 68143
Subject to a water right over part marked A DP 353982 created by Transfer B223481.1
Appurtenant hereto is a water supply right specified in Easement Certificate C309927.3
Appurtenant hereto is a right to drain stormwater created by Easement Instrument 5420462.5 - 2.12.2002 at 9:00 am
The easement created by Easement Instrument 5420462.5 is subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Easement Instrument 6454121.4 - 10.6.2005 at 9:00 am
Land Covenant in Easement Instrument 6685994.3 - 12.12.2005 at 9:00 am
Fencing Covenant in Easement Instrument 6685994.3 - 12.12.2005 at 9:00 am

BOUNDARY MAP



Boundary lines are indicative only

RENTAL APPRAISAL



Rental appraisal

Thank you for giving us the opportunity to appraise your property.

Property:
**16 McAlinch Place,
Kamo, Whangarei**

Prepared for:
Own Real Estate

Prepared on:
11 Sep 2025

Bedrooms : **4**
Floorplan : **289m² (approx.)**
Bathroom : **3-Bathrooms**
Exterior : **1180 square metres (more or less)**

Description Located at the end of a private cul-de-sac in sought-after Kamo West, this modern brick home is set back from the road up a long driveway. Features a large family room, separate formal lounge, and spacious conservatory. A well-appointed kitchen flows through to dining and living areas that open to the garden and a private, sunny deck. Four bedrooms provide ample accommodation, two with their own ensuites. Triple garaging plus an archgala. Located a short distance to Kamo Village and all its amenities including Hurupaki school, daycare, 4 square, medical centres, pharmacy, cafes and restaurants.

Some work may be required to meet the Healthy Home Standards for Residential Rental Properties

The most up-to-date data and market statistics have been used to compare your property with similar, recently rented properties in the area.

Based on these facts and figures and our knowledge of the local market, the weekly rental indication for your property is the price range below.

This is an indication of what you can expect for your property in the current market. The number of comparable properties used for this analysis can vary and influence the accuracy of the price range indicated above.

Our property management team work hard for you to

ensure the best returns for your investment property.

\$780 - \$820 per week

Disclaimer: This rental assessment does not purport to be a registered valuation. It is based on:

- today's market-values may be affected by market conditions and peak/non-peak seasons
- the property complying with all relevant legal requirements, including under tenancy, building, health, safety and healthy homes legislation in so far as they apply to the property. Barfoot & Thompson make no representation and give no warranty that the property currently meets these requirements and the purchaser/recipient of this appraisal is advised to seek their own advice.



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SUE MAICH & DAMIEN DAVIS

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.

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