

PROPERTY BROCHURE



363 KAMO ROAD, KAMO

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

363 KAMO ROAD, KAMO
SELLERS BOUND
FOR AUSTRALIA...



1872
SQM



280
SQM



5



3



3



2

DEADLINE SALE
1PM, 15 OCTOBER 2025 (UNLESS SOLD PRIOR)

Private, classic and practical, this fabulous home blends 1940s character with today's comfort on 1,872sqm (more or less) in Kamo West. Set well back from the road, this substantial home delivers five bedrooms, three bathrooms and multiple living areas with effortless flow to outdoor living.

A sheltered, north-facing wraparound patio lets you entertain or simply soak up the surrounds - rain or shine. A sheltered, north-facing wraparound patio lets you entertain or simply soak up the surrounds - rain or shine. A later addition provides even more function with two rooms plus a bathroom, and external access - perfect for extended family, guests, work from home or home and income - while the level, fully fenced lawn and easy-care gardens keep weekends simple.



Inside, classic details meet modern upgrades and generous proportions. With a modern kitchen, two new bathrooms and a sprawling floorplan that offers a family room, formal lounge plus a games or rumpus room with its own wet bar.

Practicality is covered with double garaging, a separate workshop plus a utility shed. Located just moments from Kamo Village, schools and transport, and within easy reach of Whangārei CBD, this is a rare mix of space, privacy and location. Ready to move in - ready to own.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 1, Deposited Plan 392975, Certificate of Title 373032
CV	\$875,000 (2025/2026)
RATES	\$4,163.94
ZONING	General residential
LAND AREA	1872sqm (more or less)
FLOOR AREA	280sqm
DATE BUILT	Estimated original 1940's with large alteration and extension in 1982
BEDROOMS	Five - the floorplan shows three bedrooms. The gym room and office have been used as bedrooms in the past
BATHROOMS	Three
LIVING AREAS	Three
SHED	Workshop and firewood storage
SEPARATE TOILET	One
APPLIANCES	Dishwasher, rangehood, gas hob, wall ovens x2, microwave
LAUNDRY	Front loader and dryer (under bench)
HEATING	Heat pump x3, panel heaters x3, woodburner x1, open fire x1, heated floor in both new bathrooms
PARKING	Parking for x2 cars plus half garage for storage
INSULATION	White Batts in the ceiling and underfloor + Pink Batts in the walls
WATER HEATING	Gas califont on mains gas
ROOF	Decramastic + coloursteel (4-years old) over extension and garage, Moss treatment carried out April 2024
JOINERY	Timber
CLADDING	Stucco over brick (older); Stucco over fibrolite, timber weatherboard
FLOOR	Laminate everywhere except for the bathrooms which are tiled and tiled area near entrance
WATER SOURCE	Mains
WASTE	Mains
INTERNET	Fibre
SOLAR PANELS	12 x 375W solar panels installed approximately 4-years ago by Hubands
CHATTELS	Light fittings, fixed floor coverings, blinds, wall ovens x2, dishwasher, microwave, gas hob, rangehood, auto garage door x2 + remotes x3, central vacuum, extractor fans x4, heated towel rails x2, heat pumps x3, woodburner, ventilation system, panel heaters x3, security system (monitored), washing machine, 375W solar panels x12, desk in bedroom 4, PVC external rollers x3, sun blinds x2, bathroom fan heaters x2, smoke alarms x3, shade sail

DISCLOSURES



- The WDC LIM dated 8 September 2025 reveals that the WDC were unable to locate the building file for the original dwelling
- Permits have been granted for the below
 - Retaining walls 18/03/1982
 - Erect an addition 1708/1982
 - Erect a tool shed 11/08/1983
 - Cross footway 04/06/1982
 - Drainage connection 22/06/1982
- The fully tiled showers do not appear to be consented in the WDC LIM - the work was completed by refresh renovations Whangarei
- A CCC is issued for the free-standing fire 28/05/2003
- The open fire in the lounge has not been used by the present owners and the condition is unknown. We advise buyers to complete their own due diligence if they intend to use it.
- The property is located in WDC mining hazard area 2
- WDC hazard map identifies two small sections of moderate susceptibility to land instability (not where the house is sited)



DEADLINE SALE

How does a Deadline Sale work?

A Deadline Sale is a method where a property is marketed without a price, and all offers must be submitted on or before a set deadline date. As a buyer, this means you have time to view the property, complete your due diligence, and prepare your best offer - whether it's conditional or unconditional.

Because both cash and conditional buyers are welcome, there's often strong competition. The aim is to create a multi-offer situation, so it's important to put your best foot forward. Your agent will guide you through the process, but ultimately, the seller will consider all offers submitted by the deadline and choose the one that best suits them.

What is a multiple offer?

A multiple offer situation occurs when more than one buyer submits an offer at the same time. In this case, all buyers are encouraged to present their strongest offer, as the seller will either accept one or negotiate with a single buyer—excluding others from further negotiation.

What does “unless sold prior” mean?

When a Deadline Sale is advertised with “unless sold prior,” it means the seller is open to accepting an offer before the official deadline. If this happens, the agent will notify all interested buyers and invite them to submit their offers, potentially creating a multiple offer scenario earlier than expected. If the seller accepts an unconditional offer, the property is sold immediately. If a conditional offer is accepted, the sale method may shift to “Price by Negotiation” while that contract is in place. As a buyer, it's important to stay in close contact with the agent and be ready to act quickly if you're seriously interested.

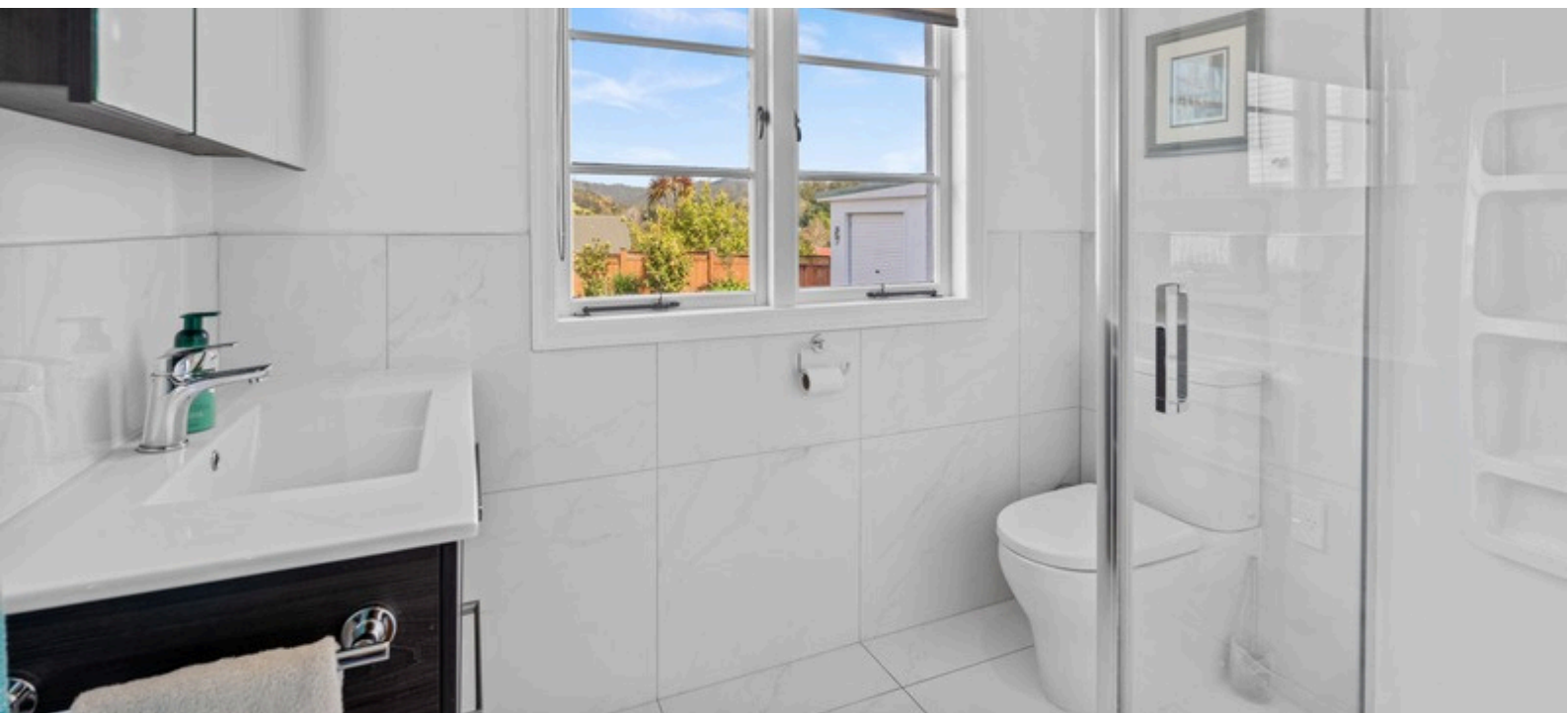
PHOTO GALLERY



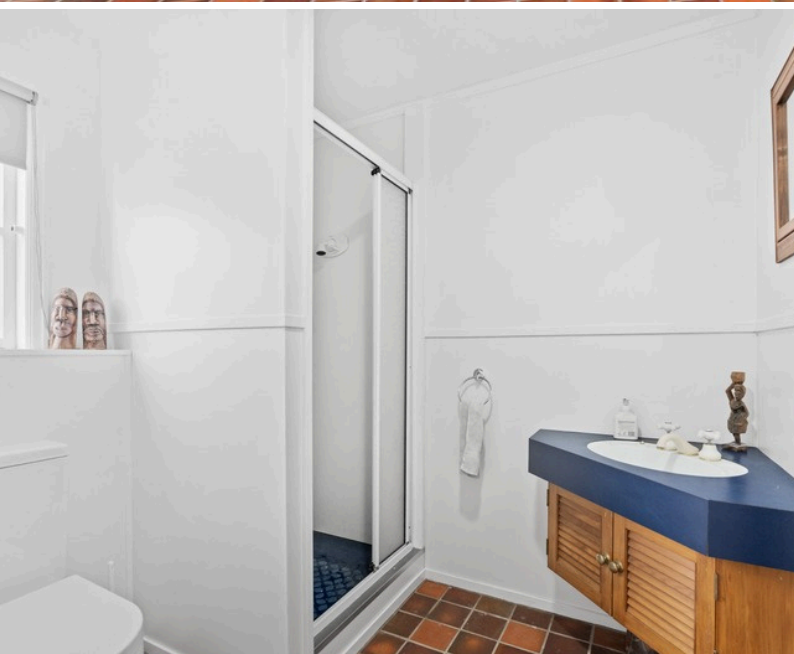














BOUNDARY MAP



Boundary lines are indicative only

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 373032
Land Registration District North Auckland
Date Issued 30 June 2008

Prior References
NA103C/192

Estate Fee Simple
Area 1872 square metres more or less
Legal Description Lot 1 Deposited Plan 392975
Registered Owners
Kevin Rodger Grundy and Janis Christine Long

Interests

Subject to mining rights created by Transfer 389884

Excepting all veins, seams and beds of coal, fireclay and minerals

Subject to a right of way, right to transmit electricity and telecommunications, right to convey water and gas over part marked A on DP 392975 specified in Easement Certificate C961263.4 - 29.2.1996 at 2:55 pm

The easements specified in Easement Certificate C961263.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way, right to transmit telecommunications, right to convey water and gas and right to drain sewage over parts marked A & B on DP 392975 created by Easement Instrument 7861667.4 - 30.6.2008 at 9:00 am

The easements created by Easement Instrument 7861667.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to transmit electricity over parts marked A & B on DP 392975 in favour of Northpower Limited created by Easement Instrument 7861667.5 - 30.6.2008 at 9:00 am

The easements created by Easement Instrument 7861667.5 are subject to Section 243 (a) Resource Management Act 1991

10106786.2 Mortgage to ANZ Bank New Zealand Limited - 3.7.2015 at 4:20 pm



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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