



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 reoch of children Could be consumed	<ul style="list-style-type: none">• All children must be Supervised by parent• Warning sign erected Copy of hazards acknowledged by and provided to all viewers• Restrict access to hazard areas Customers remain a safe distance from hazard• Hazard sign and person monitoring hazard if required• Appropriate footwear• Keep 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 Inury	
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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373 KAMO ROAD

TE KAMO



Enquiries around CV \$650,000

Proudly Marketed by the Olive Tree team

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OLIVE TREE
CONNECTING PEOPLE & PROPERTY



TE KAMO

Welcome to 373 Kamo Road ...

For over thirty years, one family's story has unfolded within these walls. Now, this cherished Kamo residence is ready to embrace its next chapter—will it be yours.

Step inside and feel an immediate sense of the 1970's retro vibe. Split level layout, pitched timber ceilings and so much more. Huge big deck for entertaining.

Originally presented, there is plenty of scope to add value at this address.

The four car garaging offers a canvas for your ambitions—whether that’s a car collector’s dream, your sprawling workshop, or perhaps work-from-home headquarters, the choice is yours.

Established fruit trees along with a blank space to create your own garden - we love the retaining stone wall feature.

With Kamo's vibrant village, sought-after schools, and essential amenities not far away, your connection to the community is effortless. There is even a bus stop out at the road.

Price:	Seeking interest around CV \$650,000
Certificate Of Title:	NA35B/37
Legal Description:	Lot 12, DP42052
Capital Value:	\$650,000 (2024)
Rates:	\$3,530.13
Land Area:	820 m2 (more or less)
Building Area :	178m2 (more or less)
Age:	Circa 1976
Exterior:	Mix of timber & fibrolite
Roof:	Iron (with copper spouting)
Joinery:	Aluminium
Living Areas:	Open plan
Bedrooms:	4 bedrooms
Bathrooms:	2 x shower & vanity
Toilet:	One in bathroom plus separate toilet downstairs
Garaging:	4 car garaging (internal access, auto garage door)
Views:	Urban
Services:	Town water & sewage
Zoning:	General Residential Zone
	Refer to wdc.govtnz-giz maps for further details

Chattels: Electric oven, hob, range hood, fixed floor coverings, light fittings, window treatments, heat pump & remote in bedroom, clothesline, security system (as is, not working), auto garage door openers x2, fitted furniture, electric wall heater in lounge, ceiling fan, flyscreens, security screen door.
Staying as is, but not in working order = Kitchen window fan, chair stair lift, security alarm system

Council records indicate this property is situated in a mine zone 2 area.
Small part of rear corner section sits on WDC moderate instability land hazard.

Any building constructed, altered or refurbished before the year 2000 could have been built when asbestos and/or asbestos containing materials (ACMs) were still actively being used-this may not relate to this property however as we are not experts in this field and the house was built in that era, we recommend you do you own due diligence in this regard. For more information visit: <https://lwww.health.govt.nz/your-health/healthy-living/environment-ealth/hazardous-substances/asbestos>

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.

178m² 4 2 4 1

