



| 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 reach 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 Injury | |
| Unknown debris | Injury | |
| Adverse weather conditions | Slipping on steps/grounds Reduced visibility | |

SELL WITH US ...

and pay no more than \$19,000 incl GST commission

Some conditions apply....

For more information regarding this property contact the sales team

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39 LAKE DRIVE

TIKIPUNGA



Interest in mid \$800,000's

Proudly Marketed by the Olive Tree team

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SCAN FOR
MORE DETAILS





TIKIPUNGA

Welcome to 39 Lake Drive ...

The tenant has moved, so it's now ready to become yours!

Enjoy this modern, easy-care home where you can just move in and relax. You will love living in this lovely 5-year-old home built by Classic Builders.

From the moment you walk in, it just feels right. The layout is fantastic, with a super sunny and open living area that’s the kind of place everyone will naturally gather. The kitchen is brilliant plus there's a separate butler’s pantry to keep the benchtops clear. When it’s time to unwind, there are three roomy bedrooms. The main bedroom is complimented by a walk-in wardrobe and a modern ensuite. With heat pumps in both the lounge and the main bedroom, you'll be cosy in winter or cool all through summer.

Open the sliders from the lounge or dining room right out to the concrete patio, the perfect spot for a morning coffee or a weekend BBQ. The section is a blank canvas so utilise your landscaping skills, plus with it being almost fully fenced, it will be easy to make it a safe and simple space for kids and pets to enjoy.

This is a wonderful opportunity to get into a low-stress, one level modern brick residence, set in a great spot.

Previously tenanted so we understand it is up to healthy homes compliance.



| | | | |
|-----------------------|--|----------------|--|
| Price: | Seeking Interest in mid \$800,000's | | |
| Certificate Of Title: | 860804 | | |
| Legal Description: | Lot 22, DP530082 | | |
| Capital Value: | \$810,000 | (2024) | |
| Rates: | \$3,692.64 | | |
| Land Area: | 580 m2 | (more or less) | |
| Building Area : | 173 m2 | (more or less) | |
| Age: | Circa 2020 | | |
| Exterior: | Red brick | | |
| Roof: | Concrete tile | | |
| Joinery: | Aluminium - double glazing | | |
| Living Areas: | Open plan | | |
| Bedrooms: | Three | | |
| Bathroom: | Bath, shower, vanity - separate toilet | | |
| Ensuite: | Shower, vanity & toilet | | |
| Garaging: | Double - internal access | | |
| Views: | Urban | | |
| Services: | Town water & sewage | | |
| Zoning: | General Residential Zone | | |
| | Refer to wdc.govtnz-giz maps for further details | | |
| Chattels: | Window treatments, fixed floor coverings, hob & electric oven, dishwasher, rangehood, bathroom extractor fans, heatpumps, light fittings | | |

Council records indicate this property is situated in a low landslide susceptibility zone

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.

173m² 3 2 2 1

