



34 Chardonnay Way
Te Kauwhata



Architectural Simplicity with a Luxe Edge

🛏 4 🍽 2 🚗 2 🏠 223m² ↗ 651m²

Why you'll love it

- Built 2023
- Seperate media room
- Security and cctv cameras
- Higher stud height of 2.55m
- 3 x heat pumps
- Ethernet port in all bedrooms,
- Attic pull down ladder
- Planter boxes
- Transferable build warranty
- North side tinted windows
- Summit Homes
- Induction Cooktop













LEGALS

Land area	651sqm
Floor area	223sqm
Tenure	Owner-occupancy
Rateable value	\$960,000
Land value	\$350,000
Improvements value	\$610,000
Rates	
Waikato District	\$3,506.92
Waikato Regional	\$577.41



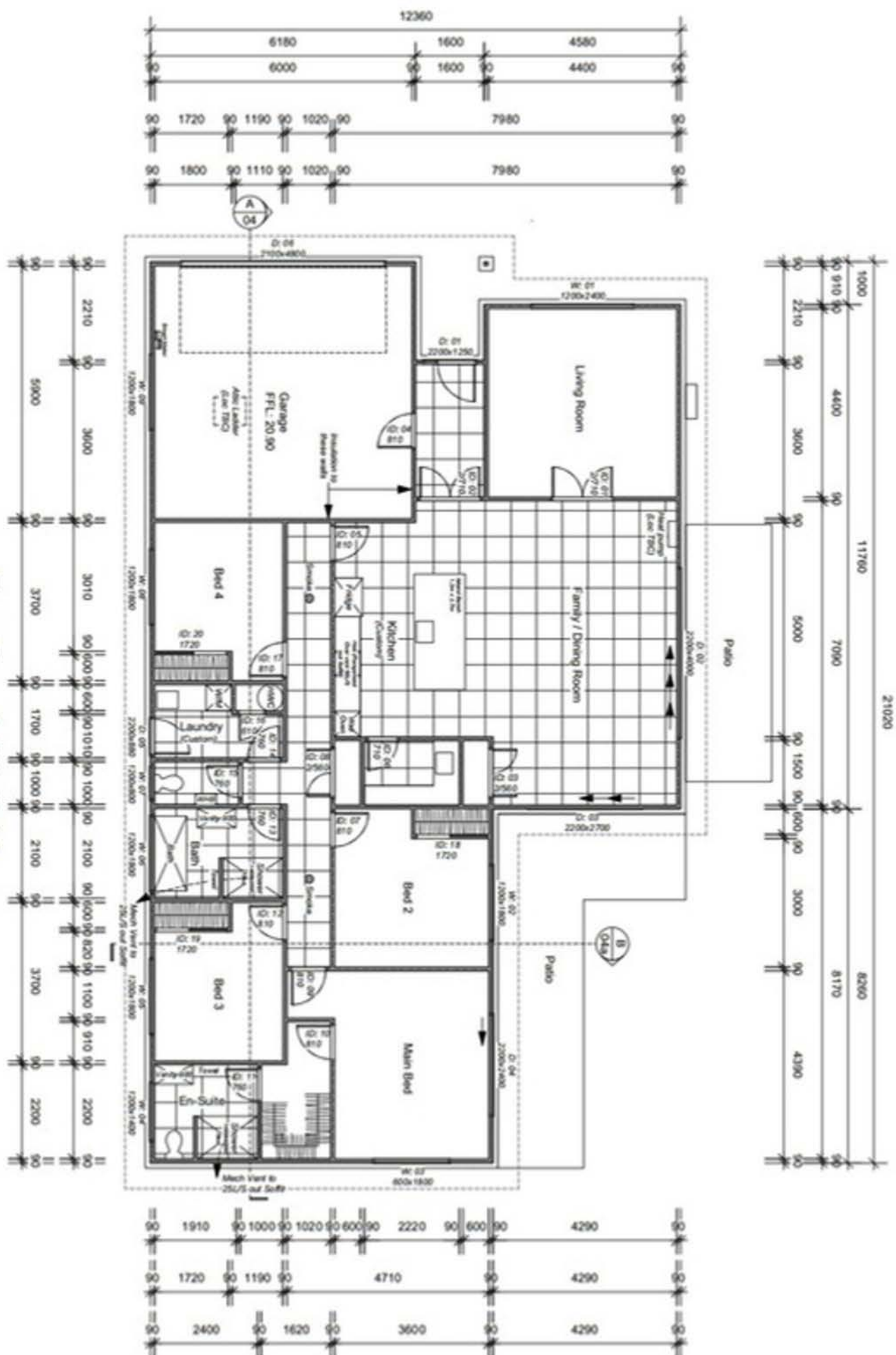
ENERGY

Heating	Heat pump x 3
Insulation	Yes
Windows	Aluminum Double Glazed



CONSTRUCTION

Year built	2023
Exterior	Brick
Roof	Tile



Floor Plan, 1:100 @ A3

Dimensions are to Frame



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier 925466
Land Registration District South Auckland
Date Issued 03 March 2021

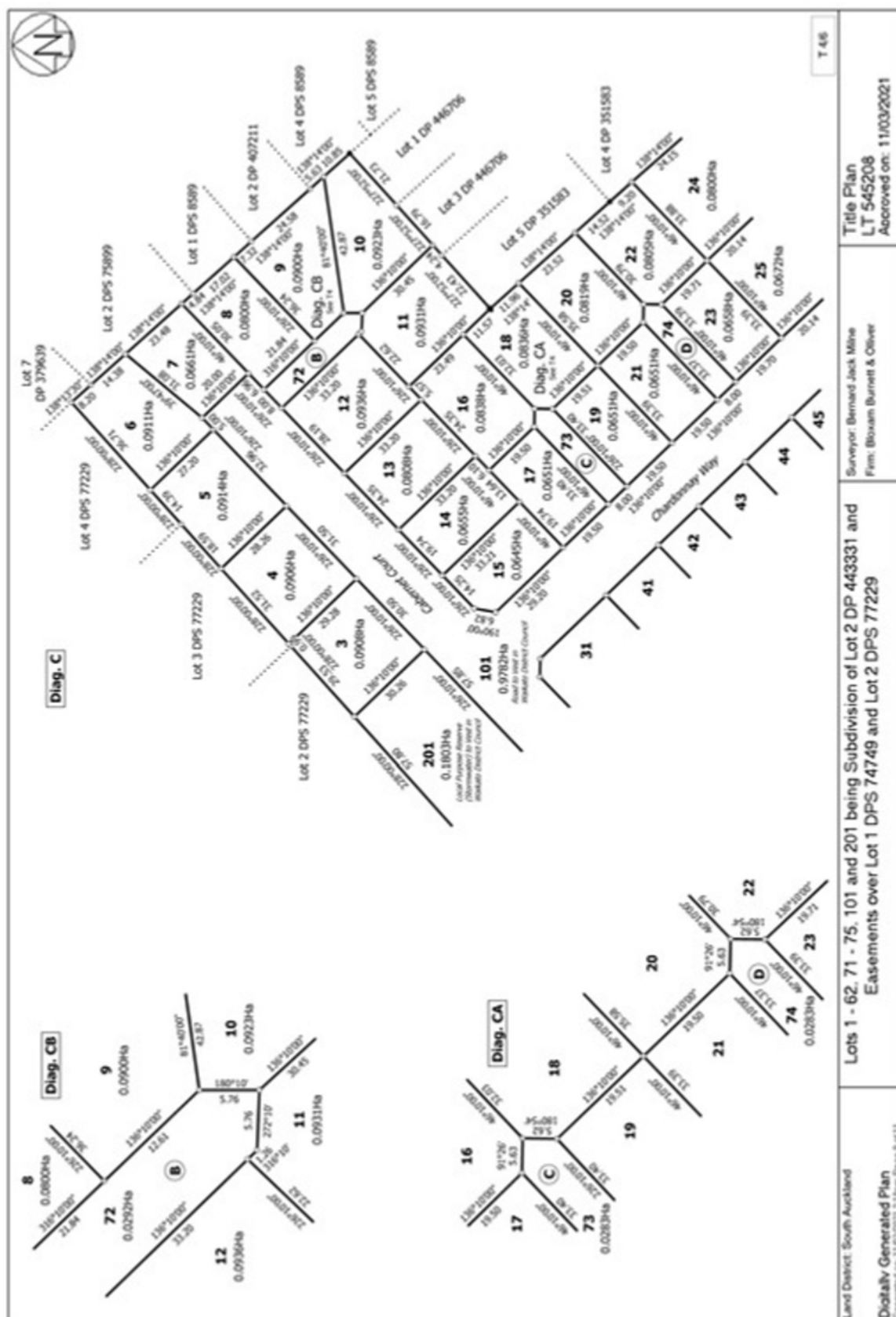
Prior References

554189

Estate Fee Simple
Area 651 square metres more or less
Legal Description Lot 19 Deposited Plan 545208
Registered Owners
Jacqueline Rachael Goulter and Justin Liam Madrigal

Interests

Appurtenant to part formerly Lot 2 DPS 73096 are rights to drain stormwater created by B425026.5 - 3.7.1997 at 12:15 pm
12029791.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 3.3.2021 at 9:09 am
Land Covenant in Covenant Instrument 12029791.9 - 3.3.2021 at 9:09 am
12066572.2 Mortgage to ANZ Bank New Zealand Limited - 31.3.2021 at 3:04 pm



WHAT NEXT?

So, you've found a home you love—what happens now? Here's a simple guide to help you secure the property while completing your checks:

1 SUBMIT AN OFFER WITH CONDITIONS

To ensure the property is reserved for you while you do your due diligence, you'll need to submit a conditional offer. This means your offer is subject to certain checks being completed to your satisfaction before proceeding. Common conditions include:

- Finance Approval – Confirming your lending with the bank
- Building Inspection – Checking the home's structure and condition
- LIM Report Review – Ensuring there are no council issues
- Solicitor's Approval – Having your lawyer review the contract and title



No money is paid at this stage—the deposit is only required once your conditions are met and the contract becomes unconditional.

2 COMPLETE YOUR DUE DILIGENCE

Once your offer is accepted, you will have an agreed timeframe (e.g., 10-15 working days) to complete your checks. During this time, you should:

- Arrange a building inspection
- Review the LIM report and title
- Finalise finance with your bank
- Seek legal advice and review any concerns

3 CONFIRM YOUR CONDITIONS

If everything checks out, you confirm your conditions, and your offer becomes unconditional—meaning the purchase is locked in. If there are any major issues, we can discuss your options, including negotiating further or withdrawing if necessary.

4 PAY THE DEPOSIT & PREPARE FOR SETTLEMENT

Once your offer is unconditional, the agreed deposit is paid, and your solicitor will guide you through the final legal steps. The home is now officially yours, and we'll assist you in preparing for settlement and key handover!



Need Help?

I'm here to guide you through each step—let's get you closer to securing your new home!

LOCAL INFO

Mortgage Broker

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Jan Baxter
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Lawyer

Belinda Williams - Base Law
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Construction / Contractor

Steve
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Building Inspector

Total home inspection services
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FUSION

Fusion was founded with a simple but powerful mission: to create a real estate experience built on trust, care, and outstanding results. What began as a partnership between two local agents has now evolved into a bold, independently led brand – with Kirsten Anderson at the helm of a growing team of passionate sales professionals backing her vision.

With deep roots in Te Kauwhata and surrounding areas, Fusion isn't just about property – it's about people. We understand the emotional and financial weight of every real estate decision, and we're here to make that journey seamless, supportive, and successful.

Kirsten's strengths lie in high-impact marketing, authentic connection, and a hands-on approach that makes every client feel like family. She leads a dynamic team that's growing fast, bringing fresh energy, local insight, and a shared commitment to excellence.

At Fusion, we don't just list homes – we partner with you every step of the way. Whether it's staging a property, rolling up our sleeves for a pre-market spruce-up, or negotiating the deal that gets you where you want to be, we're right beside you.

Real estate is personal – and so are we. At Fusion, you're never just a number. You're part of something local, loyal, and driven to deliver.



34 CHARDONNAY WAY FUSION TEAM



Aidan Picot – Proven Results, Real Success

Aidan Picot has built his reputation on delivering outstanding results in real estate. Recognised as a Top Salesperson multiple times and awarded Rising Star of the Northern Region on several occasions, Aidan's track record speaks for itself.

With a background at one of New Zealand's leading agencies, his dedication, work ethic, and ability to connect with people have consistently set him apart. From achieving strong sales prices to guiding first-time buyers into their homes, Aidan knows how to get results while keeping the process smooth and stress-free.

Now proudly part of the Fusion team in Te Kauwhata, Aidan combines local knowledge with proven experience to achieve the best possible outcome for every client.



Driving Fusion Real Estate's rapid growth as one of the region's leading independent agencies

As the owner of Fusion Real Estate, Kirsten Anderson has built one of Te Kauwhata's most successful independent agencies, driving dozens of sales every year across residential and lifestyle properties. Her relentless work ethic and commitment to excellence have positioned Fusion as a trusted local leader with a reputation for powerful marketing campaigns and record-breaking results.

Kirsten's high-performance approach has consistently delivered: from fast, premium-price sales to strategic negotiations that secure top outcomes, even in tough markets. Her ability to problem-solve, adapt, and push harder than most ensures her clients don't just sell — they achieve results beyond expectation.

She combines proven sales achievements with sharp marketing strategies and tireless energy, setting a new benchmark for results in the region.



Let's make it happen.

KIRSTEN ANDERSON

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