



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	• 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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36 PURAKAU ROAD

MAUNU



\$1,250,000

Proudly Marketed by the Olive Tree team

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OLIVE TREE

CONNECTING PEOPLE & PROPERTY



MAUNU

Welcome to 36 Purakau Road...

Privacy assured with this executive style home set on over a hectare of land and 206m2 (more or less) of floor space. Featuring 4 bedrooms and 2 bathrooms in the main home. The spacious master bedroom captures all day sun and with its own deck, ensuite and walk in wardrobe, you will be spoiled.

,The designer kitchen is an entertainers dream. Thoughtfully designed, the area is open plan with the dining and lounge for fabulous nights at home. There is also a second lounge adjacent, ideal for other family members or a private haven to relax.

Enjoy the large covered deck out the front, perfect for surveying the lovely landscaping, stream and paddocks for sheep, the pony or a few beefies.

Need more space? There is a 30m2 flat - not on coucil records - perfect for extended family or separate accommodation. Lovely lounge, huge bedroom and ensuite. The stylish kitchen at the back complete the picture. Nice private area out back for BBQ and enjoying the serenity that you get set back from the urban world nearby.

Plenty of storage with separate workshop and the large tiled 2 car garage is oversized for large vehicles and has a separate laundry area.

Handy to CBD, nearby to Maunu schools, Barge Park, and Whangarei Hospital you are so close to everything, but a world away on your private bit of paradise.



Price:	\$1,250,000
Certificate Of Title:	486306
Legal Description:	Lot 1, DP422450
Capital Value:	\$1,150,000 (2025)
Rates:	\$2,937.91
Land Area:	1.03 ha (more or less)
Building Area :	206 m2 (more or less)
Age:	Built 2010
Exterior:	Brick & timber
Roof:	Coloursteel
Joinery:	Double glazing aluminium
Living Areas:	Open plan
Bedrooms	4 Bedrooms
Bathroom:	Bath, shower, vanity - separate toilet
Flat:	One bedroom flat (unconsented) Shower, vanity & toilet
Garaging:	Double garage, internal access
Views:	Rural
Services:	Town water & bio-cycle sewage
Zoning:	Future Urban Zone
	Refer to wdc.govtnz-giz maps for further details

Chattels:	Electric oven, gas hob, range hood x2, heated towel rail x2, dishwasher x1, clothesline x2, extractor fan x3, window treatments, light fittings, fixed floor coverings, auto garage door opener & 2 remotes, heat pumps 4 & 4 remotes, HRV ventilation system, smoke detectors, gas califont x2, chook run, wine fridge, security cameras x4.
	Flat sold fully furnished
	Excluded: Vege raised gardens x6.

Council records indicate this property is situated in a low - high 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.

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