

PROPERTY BROCHURE



8 CAMBRIDGE STREET, KAMO

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

8 CAMBRIDGE STREET, KAMO

KAMO TURN-KEY KEEPER...



728
SQM



152
SQM



3



2



1



2+

DEADLINE SALE
1PM, 12 NOVEMBER 2025 (UNLESS SOLD PRIOR)

Completely refurbished and move-in ready, this three-bedroom, two-bathroom home in Kamo delivers easy living with a fresh, modern finish. A sunlit lounge sets the tone with a cosy woodburner and a built-in window seat. The timeless brand new kitchen features an island breakfast bar, sleek cabinetry and stainless appliances.

All bedrooms are comfortable; the main includes a new ensuite. The family bathroom is fully renewed with a glass shower, wall-hung vanity and vogue tapware. New floor coverings, paint and drapes run throughout, so the hard work is done and there's really nothing more to do than unpack and enjoy.



Outside, a generous, flat fenced backyard offers space for kids, pets and gardens. A big double garage plus extra off-street parking handles cars, boat or trailer with ease. The location could not be more convenient with Kamo Village a couple of minutes walk, and Kamo Primary School just around the corner (no roads to cross).

This is a sharp Kamo buy for first-home seekers, downsizers or investors who want "new" without the price tag.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 21, Deposited Plan 52324, Certificate of Title NA3C/480
CV	\$520,000 (2025/2026)
RATES	\$3,627.64
DATE BUILT	1960s
ZONING	Medium density residential
LAND AREA	728sqm (more or less)
FLOOR AREA	152sqm
KITCHEN	Brand new kitchen (December 2024) featuring a stylish island breakfast bar, sleek cabinetry, and quality stainless steel appliances
APPLIANCES	Rangehood, wall oven, ceramic hob, dishwasher
LAUNDRY	Includes a practical laundry tub
HEATING	Cosy woodburner complemented by a single-speed heat transfer system
PARKING	Double garage, carport + off-street parking easily accommodates cars, a boat, or a trailer
INSULATION	Ceiling and underfloor
WATER HEATING	Gas califont (x2 45kg bottles not included in chattels)
ROOF	Painted iron. Nails replaced with screws in November 2024
JOINERY	Aluminium - single glazed
CLADDING	Timber weatherboards
FLOOR	Carpet & laminate board
WATER SOURCE	Mains
WASTE	Mains
INTERNET	Fibre
CHATTELS	Woodburner, rangehood, dishwasher, oven, hob, curtains, fixed floor coverings, light fittings, ceiling fan, auto garage door x2 + x1 remote for one door (no remote button for the second door), heat transfer system



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





“

A big double garage plus
extra off-street parking
handles cars, boat or
trailer with ease.

”















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**



Identifier NA3C/480
Land Registration District North Auckland
Date Issued 14 April 1964
Prior References
NA1141/78

Estate Fee Simple
Area 728 square metres more or less
Legal Description Lot 21 Deposited Plan 52324
Registered Owners
Allan Vaughan Craig as to a 1/2 share
Curtis John Sawford as to a 1/2 share

Interests
K117754 Building Line Restriction
Appurtenant hereto is a water right created by Transfer 482324
12762732.2 Mortgage to ANZ Bank New Zealand Limited - 6.7.2023 at 3:12 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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