



| BEWARE OF<br>POTENTIAL HAZARDS<br>Which could be found at this property                                                                                    | POTENTIAL RISK                                                                                                    | CONTROLS<br>As required                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Chemicals/cleaning products-possibly items kept in kitchen, bathroom and garage areas                                                                      | Within reoch of children<br>Could be consumed                                                                     | <ul style="list-style-type: none"><li>• All children must be Supervised by parent</li><li>• Warning sign erected<br/>Copy of hazards acknowledged by and provided to all viewers</li><li>• Restrict access to hazard areas<br/>Customers remain a safe distance from hazard</li><li>• Hazard sign and person monitoring hazard if required</li><li>• Appropriate footwear</li><li>• Keep aware/hazard sign<br/>Awareness of weather conditions</li></ul> |
| Grounds/ Bush areas -<br>Sloping and uneven ground,<br>Plants - privet, agapanthus<br>Trees & tree roots etc<br>Low hanging branches                       | Slipping, falling<br>Adverse reaction to plant<br>respiratory aggravation<br>Falling tree foliage<br>Eye injuries |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Obstructions across access ways                                                                                                                            | Tripping<br>Falling                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Drain/water                                                                                                                                                | Slipping, falling<br>Adverse weather                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Internal / External/ Stairs<br>uneven floor boards,<br>rooms at differing floor levels<br>No visual rails on glass doors<br>Steep stairs with no hand rail | Tripping,<br>falling<br>Respiratory aggravation<br>Walking into glass,<br>Breaking glass<br>Inury                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Unknown debris                                                                                                                                             | Injury                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Adverse weather conditions                                                                                                                                 | Slipping on steps/grounds<br>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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36 FISHER TERRACE

TE KAMO



\$695,000

Proudly Marketed by the Olive Tree team

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SCAN FOR  
MORE DETAILS





# TE KAMO

## Welcome to 36 Fisher Terrace

Cherished by one family since it was built, the children speak fondly of growing up at 36 Fisher Terrace with awesome memories, but now its time for a new family to enjoy it as much as they have over the years.

Nestled on a large 1169sqm section, with a reserve as your neighbour, this substantial brick residence offers an immediate sense of permanence and peace. The home's elevated position provides a wonderful aspect, capturing the sun, views and the private sanctuary it offers, with the reserve next door allowing extra grounds for kids to play.

Step inside and instantly you know you are entering a well loved home which offers a generous and practical floorplan. Tidy but in original condition ... you can almost hear the walls telling stories of happy times. From the Axminster carpet to the polished floors there is lots to love here. There are four bedrooms plus a large office (which could easily be a single fifth bedroom) plus the basement double garage and workshop adding more space.

Selling as presented, this is a remarkable canvas for families seeking space, renovators with vision, or astute investors recognising the value of location and quality construction. The expansive private section with established trees complete the picture.

Enjoy the premier location, situated with easy access to local Te Kamo schools, the vibrant village centre, and also local recreational facilities like the cycle/walkway across the road.

This property is more than a house - it's special and offers a legacy of cherished memories.

 1169m<sup>2</sup>  4 +  1  2  2



|                       |                                                  |
|-----------------------|--------------------------------------------------|
| Price:                | \$695,000                                        |
| Certificate Of Title: | NA3C/852                                         |
| Legal Description:    | Lot 73, DP50876                                  |
| Capital Value:        | \$730,000 (2025)                                 |
| Rates:                | \$3,871.41                                       |
| Land Area:            | 1169 m2 (more or less)                           |
| Building Area :       | 145 m2 + garage 67m2 (more or less)              |
| Age:                  | 1964                                             |
| Exterior:             | Brick                                            |
| Roof:                 | Corrugated metal                                 |
| Joinery:              | Timber                                           |
| Living Areas:         | Lounge + separate dining room                    |
| Bedrooms:             | 4 Bedrooms + study                               |
| Main bathroom:        | Shower, bath & vanity                            |
| Toilet:               | Separate                                         |
| Garaging:             | Double - no internal access                      |
| Views:                | Urban                                            |
| Services:             | Town water & sewage                              |
| Zoning:               | General Residential Zone                         |
|                       | Refer to wdc.govtnz-giz maps for further details |

**Chattels:** Auto garage door opener & 1 remote, window treatments, light fittings, fixed floor coverings, electric stove, heat pump & 1 remote, clothesline, ventilation system, alarm system (not connected) code available

Council records indicate this property is situated in a low landslide susceptibility zone, mine zone 2.

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://www.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.