

PROPERTY BROCHURE



30 LOVATT CRESCENT, KENSINGTON

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

30 LOVATT CRESCENT, KENSINGTON

KENSINGTON SUNTRAP WITH SLEEPOUT AND SPA...



748
SQM



102
SQM



2



1



1



3+

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

Set in a family-friendly pocket of Kensington with a leafy outlook to Parihaka, this well-kept 1930s classic blends native-timber quality with light, open interiors. A sun-filled bay-window lounge connects to dining and a tidy galley kitchen. Two bedrooms anchor the home, while a separate sleepout adds flexible space for guests, work or hobbies.

Comfort is sorted with a heat pump and home ventilation system for year-round warmth and dryness. The large northwest-facing deck soaks up the afternoon sun, the spa pool stays, and a covered verandah plus established gardens make outdoor living easy and private.



Parking is a standout: double carport, single garage, and extra off-street space for a boat or trailer. On ever-popular Lovatt Crescent - quiet, convenient and close to town - this is a prime Kensington buy ready to enjoy.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 10, Deposited Plan 38123, Certificate of Title NA43A/470
CV	\$650,000 (2025/2026)
RATES	\$3,676.39
DATE BUILT	1930s
ZONING	Medium density residential zone
LAND AREA	748sqm (more or less)
FLOOR AREA	102sqm
SEPARATE TOILET	One
KITCHEN	Melteca cabinetry, large rimu pantry, modern appliances & sliding windows to the outdoors
APPLIANCES	Wall oven, electric ceramic hob (brand new), dishwasher
LAUNDRY	Separate with tub
HEATING	Heat pump plus HRV Airsense (installed 2022).
PARKING	Double carport plus single garage. Parking pad at front with RV connection point
INSULATION	In ceiling and underfloor
WATER HEATING	Electric cylinder in hall cupboard
ROOF	Concrete tile
JOINERY	Aluminium (laundry & bathroom are timber)
CLADDING	Weatherboard
FLOOR	Native timber. Carpet in the lounge, family room, bedrooms and hallway
WATER SOURCE	Mains
WASTE	Mains
INTERNET	Fibre
CHATTELS	Vertical blinds, dishwasher, oven, hob, bathroom extractor, fixed floor coverings, garden shed x2, heated towel rail, heat pump, HRV, light fittings, shade sail, spa pool (sold as is where is), outdoor table on back deck

ADDITIONAL DETAILS



- Heat pump & HRV serviced in May 2025
- Roof maintenance completed in August 2023
 - Valley trays replaced
 - Ridge caps replaced
 - Cracked tiles replaced
- Sprayed for Lichen in October 2023
- Chimney decommissioned



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











FLOOR PLAN

This plan is for illustrative purposes only and should only be used as such by any prospective purchaser



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




R.W. Muir
Registrar-General
of Land

Identifier NA43A/470
Land Registration District North Auckland
Date Issued 23 January 1979

Prior References
NA1567/46

Estate Fee Simple
Area 748 square metres more or less
Legal Description Lot 10 Deposited Plan 38123
Registered Owners
Peter Alfred Anderson and Lisa Maree Anderson

Interests
Subject to a drainage right (in gross) in favour of The Whangarei City Council created by Deed of Easement 370843 (R510/92)



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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