



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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48 Carr Street

TE KAMO



\$690,000

Proudly Marketed by the Olive Tree team

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Price:	\$690,000
Certificate Of Title:	NA4A/1319
Legal Description:	Lot 27, DP52046
Capital Value:	\$630,000 (2024)
Rates:	\$3,676.39 p.a.
Land Area:	870 m2 (more or less)
Building Area :	122 m2 (more or less)
Age:	Circa 1964
Exterior:	Weatherboard
Roof:	Decramastic tile
Joinery:	Aluminium
Living Areas:	Lounge and dining area
Bedrooms:	3 double plus study
Bathroom:	Shower, bath & vanity
Toilet:	Separate room
Garaging:	Separate double—with power
Views:	Urban
Services:	Town water & sewage
Zoning:	Medium Density Residential Zone Refer to wdc.govtnz-giz maps for further details
Chattels:	Stove, fixed floor coverings, light fittings, blinds, drapes, net curtains, bathroom fan, dishwasher, heated towel rail, heatpump, woodshed, shipping container (as is condition)

TE KAMO

Welcome to 48 Carr Street ...

Love the elevation, the larger section, sunny back yard and so much more.

Once in a while a property comes onto the market which offers street appeal and just feels right...then this could be the one.

A delightful sunny spacious, single level, three bedroom and office home (office could be a 4th single bedroom) plus there is a separate double garage.

The large rear yard is fully fenced so secure for pets and kids, and the covered patio area offers excellent extended living space.

Presented in good condition, the house could be enhanced but overall a great solid family residence which ticks a lot of the "I want" boxes sought in a property.

All this ... perfectly positioned for all day sun.

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.

 870m²  3+  1  2  1