

PROPERTY BROCHURE



40 DE L'ISLE LANE, MAUNGATAPERE

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

40 DE L'ISLE LANE, MAUNGATAPERE

LAKESIDE. NORTH-FACING. REMARKABLE...



2.5075
HA



319
SQM



5



2



2



2

FOR SALE BY NEGOTIATION

In the Kara Sanctuary at Maungatapere, this five-bedroom residence delivers resort calm with rural freedom. A crisp, entertainer's kitchen with scullery anchors generous open living and bi-folds open to a stone-pillared loggia and broad patios that invite you outdoors. Light, volume and long green views set the tone for everyday ease and celebration-grade gatherings.

The master suite is private and indulgent with terrace access; the remaining bedrooms are spacious and flexible for family, guests or work. A large laundry and internal-access double garage keep life organised. Outside, sculpted lawns, shelter belts and water create a natural amphitheatre for alfresco living. Kayak and play on the lake, host long lunches under cover, watch the hills turn gold at dusk.



A separate three-bay shed takes care of the boat, the toys and the projects without stealing the show. Schools, services and city access are close enough for convenience, yet the sanctuary setting keeps life quiet and secure.

Modern design. Water on your doorstep. Privacy that's hard to find, and a location that's hard to beat.

This is the lifestyle property you've been waiting for.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	LOT 6 DP 358730 HAVING 1/8 SH IN LOT 9 DP 358730 CT 239069
RATES	\$2,952.68
LAND AREA	2.5075ha
FLOOR AREA	319m2 (more or less)
NO. OF LIVING AREAS	2
BEDROOMS	5 or 4 plus an office
BATHROOMS/TOILETS	2
PARKING	2 plus shed
DATE BUILT	Building consent issued 2008, CCC issued 2011
CLADDING	Linear, cellcrete, schist pillars
ROOF	Coloursteel - Longrun
FLOOR	Concrete foundation with kwila tongue and groove, timber floor, tiles and carpet
JOINERY	Double-glazed aluminum
INSULATION	Fully insulated in walls and ceiling
HEATING	Heat pumps (Living, master suite, hallway) gas fire in lounge, underfloor heating in ensuite, gas heater outside portico
WATER HEATING	Rented gas cylinders
WATER SOURCE	Rain collection 2x 25,000 in tanks by shed
WASTE	Aerated Waste Water system - Oasis. Located by the shed, dripper field in bank below house. Serviced December 2024 (approximate cost \$225+gst)
INTERNET	Starlink, previously mobile broadband
INTERIOR SMD HEIGHT	2.7m through main area of the house 3m in the lounge
LAKE/PONDS	Large lake; -Can swim - jetty & rocks, ideal for jumping -Sterilized carp keep vegetation clear -Engineered overflow path -Spring fed from neighbourhood -Approx. 7m- 1m deep. Small ponds; -Water is fed from the Millington Rd dam with constant source of water -Approx. 1m deep -No carp, water flow keeps it clear.

ADDITIONAL DETAILS

Electric Dog Controller	Not in use, but unit is located behind the clothesline
Fencing	Majority of the property is fenced Electric fence provision
Windmill	Ornamental, has been used as a pump, could be reinstated if desired The wind mill is owned by the subdivision with all lots having rights to water from it. It is not currently operational and there are no plans to repair it. We understand that it has not been used (operational) for several years. When it was operational, it pumped water to the small tank by the main gates and gravity fed back to the properties.
Laundry	Separate, with large storage room
Covered Patio	Loggias off the living area, local paradise stone pillars, with patio heater
Designer	Misilei
Builder	Paul Quigg - local builder
Kitchen	Sherwood kitchens Stone benchtops Two pot paint finish Dishwasher and sink includes beer fridge Full scullery
Shed	CCC issued 2011 3 Bay - 11.85m x8.85m (Total area 104.87m2) Power at shed Concrete floor Coloursteel Total span
Outdoor Power	For spa, dog control, provision for feature light in front of garden by the steps
Kara Sanctuary Residents Association	8 residents Annual fee (Two funds) 1. Roding annually \$396.55 2. Maintenance - every 6 months at \$1000 Ponds have sterilised Carp, if needing to be topped up done so out of the maintenance fund. Roads - completely resealed within the last 4 years AGM once a year Please see covenant attached in the LIM
Chattels	Auto garage door opener plus 2 remotes, drapes, blinds, central vacuum, Clothesline, dishwashers x3 (2 drawers + 1 standard), 900mm freestanding oven with gas hob, rangehood, fixed floor coverings, heated towel rail x2, heat pumps x3, light fittings, security system, smoke alarms x2, extractor fans x4 (toilet, ensuite, bathrooms), surround sound speakers – 2 systems, fridge, bar fridge, house water pump, gas fireplace, 2x remotes to main gates.

PHOTO GALLERY













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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 239069
Land Registration District North Auckland
Date Issued 16 January 2006

Prior References
164943

Estate Fee Simple
Area 2.5075 hectares more or less
Legal Description Lot 6 Deposited Plan 358730
Registered Owners
Derek John Hulse, Leanne Wendy Hulse and TW Trustees Limited

Estate Fee Simple - 1/8 share
Area 2.6645 hectares more or less
Legal Description Lot 9 Deposited Plan 358730
Registered Owners
Derek John Hulse, Leanne Wendy Hulse and TW Trustees Limited

Interests

Fencing covenant in Transfer 6197358.2 - 29.10.2004 at 9:00 am
6718019.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 16.1.2006 at 9:00 am
6718019.6 Bond pursuant to Section 108(2)(b) Resource Management Act 1991 - 16.1.2006 at 9:00 am
Subject to Section 241(2) Resource Management Act 1991 (affects DP 358730)
Subject to a right to convey electricity (in gross) over parts marked V, AA, AB, AC and D on DP 358730 in favour of Northpower Limited created by Easement Instrument 6718019.8 - 16.1.2006 at 9:00 am
The easements created by Easement Instrument 6718019.8 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right of way over parts marked A, AA, B, AB, C, AC, D and X and a right to convey telecommunications and computer media over parts marked AA, AB, AC, D and V and a pedestrian right of way over parts marked B, AB, C and AC and a right to convey water over parts marked Y, AA, AB, AC, D and V on DP 358730 created by Easement Instrument 6718019.9 - 16.1.2006 at 9:00 am
Appurtenant hereto is a right to convey water created by Easement Instrument 6718019.9 - 16.1.2006 at 9:00 am
Some of the easements created by Easement Instrument 6718019.9 are subject to Section 243 (a) Resource Management Act 1991
Subject to a pedestrian right of way over parts marked A, AA, B, AB, C, AC and T and a right to convey water over part marked Y, AA, AB, AC and D on DP 358730 created by Easement Instrument 6718019.10 - 16.1.2006 at 9:00 am
Some of the easements created by Easement Instrument 6718019.10 are subject to Section 243 (a) Resource Management Act 1991



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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