

PROPERTY BROCHURE



45 ROCK RIDGE DRIVE, KAMO

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

45 ROCK RIDGE DRIVE, KAMO

MONOCHROME ARCHITECTURE. NORTHERN LIGHT...



600
SQM



194
SQM



3



2



1



2

PRICE BY NEGOTIATION

In coveted Kamo West, this near-new single level pairs quiet luxury with exacting detail. The charcoal façade and curated landscaping set a refined first impression. Inside, polished concrete draws the eye through a calm, gallery-bright plan where dining, living and kitchen combine as one coherent space.

The kitchen is streamlined and social with an island and walk-in pantry; sliders open the room to a sun-bathed patio and level lawn for effortless entertaining. The palette stays disciplined - crisp whites, matte blacks, glass - and the effect is contemporary, not cold.



Three well-scaled bedrooms keep the layout efficient. The main suite adds an ensuite and courtyard connection. Parking is offered by an internal-access double garage and generous off-street space, while the low-maintenance grounds protect your weekends.

If your brief is style, privacy and ease in a prime address, this home answers with restraint and confidence.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 47, Deposited Plan 561757, Certificate of Title 994896
CV	\$950,000 (2025/2026)
RATES	\$3,790.15
DATE BUILT	2024
BUILT BY	Bryce Thorne Builders
ZONING	General residential zone
LAND AREA	600sqm (more or less)
FLOOR AREA	194sqm
SEPARATE TOILET	One
KITCHEN	Complete with walk-in scullery
APPLIANCES	Induction hob, single oven, dishwasher and rangehood
LAUNDRY	In the garage
HEATING	Ducted air-conditioning in living room, heat pump in master bedroom
GARAGE	Double garage including attic stairs and insulated garage door
INSULATION	Batts in ceiling walls and underfloor
WATER HEATING	Electric hotwater cylinder
SECURITY	Electric keypad on front door
ROOF	Coloursteel - Longrun
JOINERY	Double glazed - Architectural series sliders
INTERNET	Fibre
CLADDING	Brick and BGC Stratum Vertical weatherboard
FLOOR	Waffle raft floor with warm edge, polished concrete finish plus tile and carpet coverings
WATER SOURCE	Mains
WASTE	Mains
CHATTELS	Auto garage door + 2x remotes, window treatments, clothesline, dishwasher, oven - electric, induction hob, rangehood, heat pump x1, ducted air-conditioning + remote, extractor fans in bathrooms x2, fixed floor coverings, heated towel rails x2, light fittings, smoke detectors, digital keyless entry, garage attic stairs





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Sleek lines, bold tones,
and beautifully landscaped
grounds set the scene for
refined yet effortless
living.

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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 994896
Land Registration District North Auckland
Date Issued 24 March 2022
Prior References
NA53D/1030

Estate Fee Simple
Area 600 square metres more or less
Legal Description Lot 47 Deposited Plan 561757
Registered Owners

Interests

Appurtenant hereto is a right of way created by Transfer 671343 - Produced on 24.11.1961 at 9:30 am and entered on 13.12.1961 at 10:46 am

Appurtenant hereto are water rights specified in Easement Certificate B199435.4 - 27.7.1983 at 2:20 pm

Appurtenant hereto is a water right created by Transfer B223481.1 - 10.10.1983 at 2:15 pm

12259211.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 24.3.2022 at 10:24 am

12259211.5 Surrender of water rights over parts marked A and B on DP 99045 specified in Easement Certificate B199435.4 - 24.3.2022 at 10:24 am

Appurtenant hereto is a right to drain water created by Easement Instrument 12259211.7 - 24.3.2022 at 10:24 am

The easements created by Easement Instrument 12259211.7 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to drain water and sewage over part marked N on DP 561757 in favour of Whangarei District Council created by Easement Instrument 12259211.9 - 24.3.2022 at 10:24 am

The easements created by Easement Instrument 12259211.9 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Covenant Instrument 12259211.11 - 24.3.2022 at 10:24 am

Fencing Covenant in Transfer 12540439.2 - 1.9.2022 at 12:40 pm

CODE COMPLIANCE CERTIFICATE

Form 7 Code Compliance Certificate *Section 95, Building Act 2004*



Rust Avenue, Whangarei
Private Bag 9023, Te Mai,
Whangarei 0143, New Zealand
P +64 9 430 4200
E mailroom@wdc.govt.nz
www.wdc.govt.nz/ContactUs

The Building

Street address of building:	45 Rock Ridge Drive, Kamo 0112
Legal description of land where building is located:	LOT 47 DP 561757
Building name:	N/A
Location of building within site/block number:	N/A
Level/unit number:	N/A
Current, lawfully established, use:	2.0 Housing: 2.0.2 Detached Dwelling
Year first constructed:	2023

The Owner

Name of owner:

Contact person:

Mailing address:

Street address/registered office:

Phone number:

Daytime:

After hours:

Facsimile number:

Email address:

First point of contact for communications with the council/building consent authority:

Bryce Thorne (Bryce Thorne Builders Limited); Mailing Address: 17 Beach Road

Onerahi

RD 4

Whangarei 0174; Mobile: 0212274417; Email: btbuilders@hotmail.com

Building Work

Building consent number:	BC2301120
Description:	New Dwelling
Issued by:	Whangarei District Council

RENTAL APPRAISAL



Rental appraisal

Thank you for giving us the opportunity to appraise your property.

Property:
**45 Rock Ridge Drive,
Kamo, Whangarei**

Prepared for:
Own Real Estate

Prepared on:
29 Aug 2025

Bedrooms : **3x Double Bedrooms**

Floorplan : **194m² (approx.)**

Bathroom : **1x Bathroom & 1x Ensuite**

Exterior : **600 square metres (more or less)**

Description:
Near-new home in one of Kamo West's most sought-after addresses. Features three well-proportioned bedrooms, including a master with ensuite, an open plan living with designer kitchen that flows seamlessly through sliders to a north-facing patio. The double garage has the security and convenience of an internal access. Private with a landscaped rear yard.

Located a short distance to Kamo Village and all its amenities including schools, daycare, 4 square, medical centres, pharmacy, cafes and restaurants. Approximately 8kms to the city centre.

Some work may be required to meet the Healthy Home Standards for Residential Rental Properties

The most up-to-date data and market statistics have been used to compare your property with similar, recently rented properties in the area.

Based on these facts and figures and our knowledge of the local market, the weekly rental indication for your property is the price range below.

This is an indication of what you can expect for your property in the current market. The number of comparable properties used for this analysis can vary and influence the accuracy of the price range indicated above.

Our property management team work hard for you to

ensure the best returns for your investment property.

\$750 - \$780 per week

Disclaimer: This rental assessment does not purport to be a registered valuation. It is based on:

- today's market-values may be affected by market conditions and peak/non-peak seasons
- the property complying with all relevant legal requirements, including under tenancy, building, health, safety and healthy homes legislation in so far as they apply to the property. Barfoot & Thompson make no representation and give no warranty that the property currently meets these requirements and the purchaser/recipient of this appraisal is advised to seek their own advice.



Jeanine Walters

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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.

SUE MAICH

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