



4 Manaakitia Road Paerata Rise



4 Manaakitia Road, Paerata Rise

4 3 2 154m² 388m²

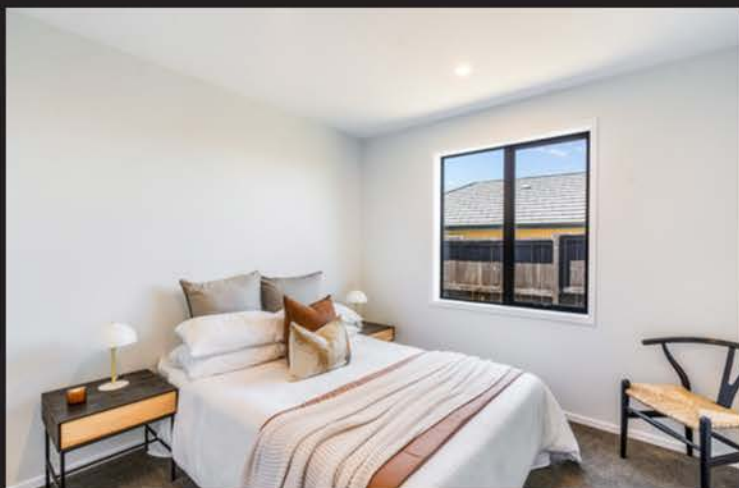
Modern Dual-Living Design in Paerata Rise

Step into a lifestyle that works as hard as you do – one address, two fully self-contained homes, and limitless potential for income, family, or freedom.

The main home is bright, bold, and beautifully designed for everyday living. Think sun-filled open-plan spaces, a designer kitchen with Samsung appliances, and effortless flow to a fully landscaped outdoor area perfect for summer entertaining. Three spacious bedrooms (including a private master with ensuite) and an internal access garage complete the picture of modern comfort.

But here's the game-changer – the attached one-bedroom unit. With its own entrance, living area, and kitchenette, it's ideal for parents, adult kids, guests, or tenants. Keep family close while maintaining privacy, or create an instant income stream to offset your mortgage.







LEGALS

Land area	388sqm
Floor area	154sqm
Rateable value	\$930,000
Land value	\$490,000
Improvements value	\$440,000



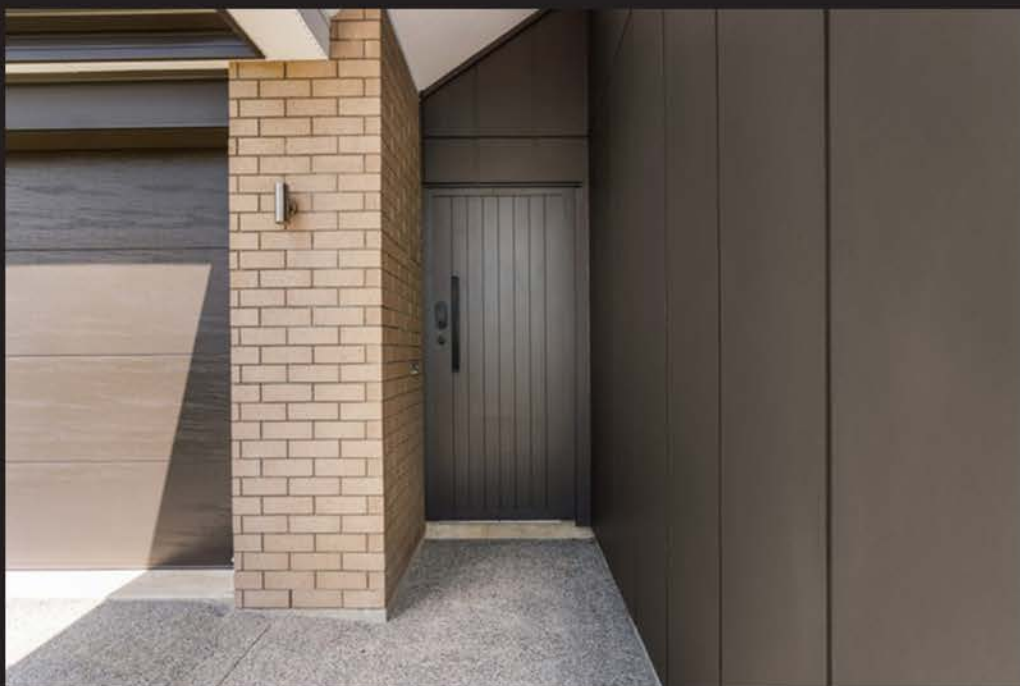
ENERGY

Heating	Heat pump
Insulation	Yes
Windows	Aluminum Double Glazed



CONSTRUCTION

Year built	2025
Exterior	Brick/ Mixed
Roof	Colour Steel





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**



R.W. Muir
Registrar-General
of Land

Identifier 1064911
Land Registration District North Auckland
Date Issued 13 March 2023

Prior References
1056109

Estate Fee Simple
Area 389 square metres more or less
Legal Description Lot 155 Deposited Plan 568099
Registered Owners
MGH Land Owning Co No.8 Limited

Interests

12634726.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.3.2023 at 4:36 pm
12634726.5 Encumbrance to Grafton Downs Limited - 13.3.2023 at 4:36 pm
12634726.6 Encumbrance to Paerata Rise Resident's Society Incorporated - 13.3.2023 at 4:36 pm
Fencing Covenant in Transfer 13007003.1 - 22.5.2024 at 4:17 pm
13038024.4 Mortgage to Damesh Holdings Limited - 20.6.2024 at 11:18 am



WHAT NEXT?

So, you've found a home you love—what happens now? Here's a simple guide to help you secure the property while completing your checks:

1 SUBMIT AN OFFER WITH CONDITIONS

To ensure the property is reserved for you while you do your due diligence, you'll need to submit a conditional offer. This means your offer is subject to certain checks being completed to your satisfaction before proceeding. Common conditions include:

- Finance Approval – Confirming your lending with the bank
- Building Inspection – Checking the home's structure and condition
- LIM Report Review – Ensuring there are no council issues
- Solicitor's Approval – Having your lawyer review the contract and title



No money is paid at this stage—the deposit is only required once your conditions are met and the contract becomes unconditional.

2 COMPLETE YOUR DUE DILIGENCE

Once your offer is accepted, you will have an agreed timeframe (e.g., 10-15 working days) to complete your checks. During this time, you should:

- Arrange a building inspection
- Review the LIM report and title
- Finalise finance with your bank
- Seek legal advice and review any concerns

3 CONFIRM YOUR CONDITIONS

If everything checks out, you confirm your conditions, and your offer becomes unconditional—meaning the purchase is locked in. If there are any major issues, we can discuss your options, including negotiating further or withdrawing if necessary.

4 PAY THE DEPOSIT & PREPARE FOR SETTLEMENT

Once your offer is unconditional, the agreed deposit is paid, and your solicitor will guide you through the final legal steps. The home is now officially yours, and we'll assist you in preparing for settlement and key handover!



Need Help?

I'm here to guide you through each step—let's get you closer to securing your new home!

FUSION

Fusion was founded with a simple but powerful mission: to create a real estate experience built on trust, care, and outstanding results. What began as a partnership between two local agents has now evolved into a bold, independently led brand – with Kirsten Anderson at the helm of a growing team of passionate sales professionals backing her vision.

With deep roots in Te Kauwhata and surrounding areas, Fusion isn't just about property – it's about people. We understand the emotional and financial weight of every real estate decision, and we're here to make that journey seamless, supportive, and successful.

Kirsten's strengths lie in high-impact marketing, authentic connection, and a hands-on approach that makes every client feel like family. She leads a dynamic team that's growing fast, bringing fresh energy, local insight, and a shared commitment to excellence.

At Fusion, we don't just list homes – we partner with you every step of the way. Whether it's staging a property, rolling up our sleeves for a pre-market spruce-up, or negotiating the deal that gets you where you want to be, we're right beside you.

Real estate is personal – and so are we. At Fusion, you're never just a number. You're part of something local, loyal, and driven to deliver.



YOUR FUSION TEAM



Aidan Picot – Proven Results, Real Success

Aidan Picot has built his reputation on delivering outstanding results in real estate. Recognised as a Top Salesperson multiple times and awarded Rising Star of the Northern Region on several occasions, Aidan's track record speaks for itself.

With a background at one of New Zealand's leading agencies, his dedication, work ethic, and ability to connect with people have consistently set him apart. From achieving strong sales prices to guiding first-time buyers into their homes, Aidan knows how to get results while keeping the process smooth and stress-free.

Now proudly part of the Fusion team in Te Kauwhata, Aidan combines local knowledge with proven experience to achieve the best possible outcome for every client.



With 10+ years in real estate, Fiona combines experience, energy, and smart strategy to get results. Backed by the Fusion team, she delivers tailored marketing, strong communication, and stress-free sales across Franklin and North Waikato.

A long-time local, Fiona knows the area inside out. She's all about honest advice, genuine care, and going the extra mile—because every property (and client) deserves more than just a one-size-fits-all approach.

"It's about service, strategy, and making the process enjoyable. Let's get it right."



Let's make it happen.

AIDAN PICOT

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