



161 Kimihia road,
Huntly



161 Kimihia Road, HUNTLY

 4  3  7  250m²  3,851m²

Interior

- Expansive North facing open-plan living drenched in natural light, showcasing sweeping views of the native landscape.
- Upstairs: three spacious bedrooms, a family bathroom with spa bath and floor-to-ceiling tiled showers, plus a dedicated office.
- Downstairs: large rumpus or fourth bedroom with its own bathroom and private entrance, perfect for guests, teens, or extended family

Outdoors & Lifestyle

- Sparkling saltwater pool surrounded by lush greenery and sunshine.
- Sprawling 3,851 m² section — ideal for gardening, pets, or family play.
- Generous double internal garage, plenty of off-street parking, and ample space for a boat or trailer

Features & Specifications

- Owned solar panels for hot water efficiency.
- Town water, bio-septic system, and gas bottles
- 1x heat pump, ducted heating (gas bottled), and fibre internet.
- James Hardie weatherboard and Linear panels construction.
- Longrun coloured steel roof, fully fenced, and solar security lighting.

Location

- Prime position with easy access to major centres:
 - 20–25 mins to Te Rapa, Hamilton
 - ~38 mins to Morrinsville
 - Under 1 hour to Auckland







LEGALS

Land area	3,851sqm
Floor area	250sqm
Tenure	Owner-occupancy
Rateable value	\$990,000
Land value	\$370,000
Improvements value	\$620,000
Rates	
Waikato District	\$3,971.73
Waikato Regional	\$657.26



ENERGY

Heating	Heat pump, Gas Inducted System
Insulation	Yes
Windows	Aluminum



CONSTRUCTION

Year built	2006
Exterior	Weather board
Roof	Steel/G Iron









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




R. W. Muir
Registrar-General
of Land

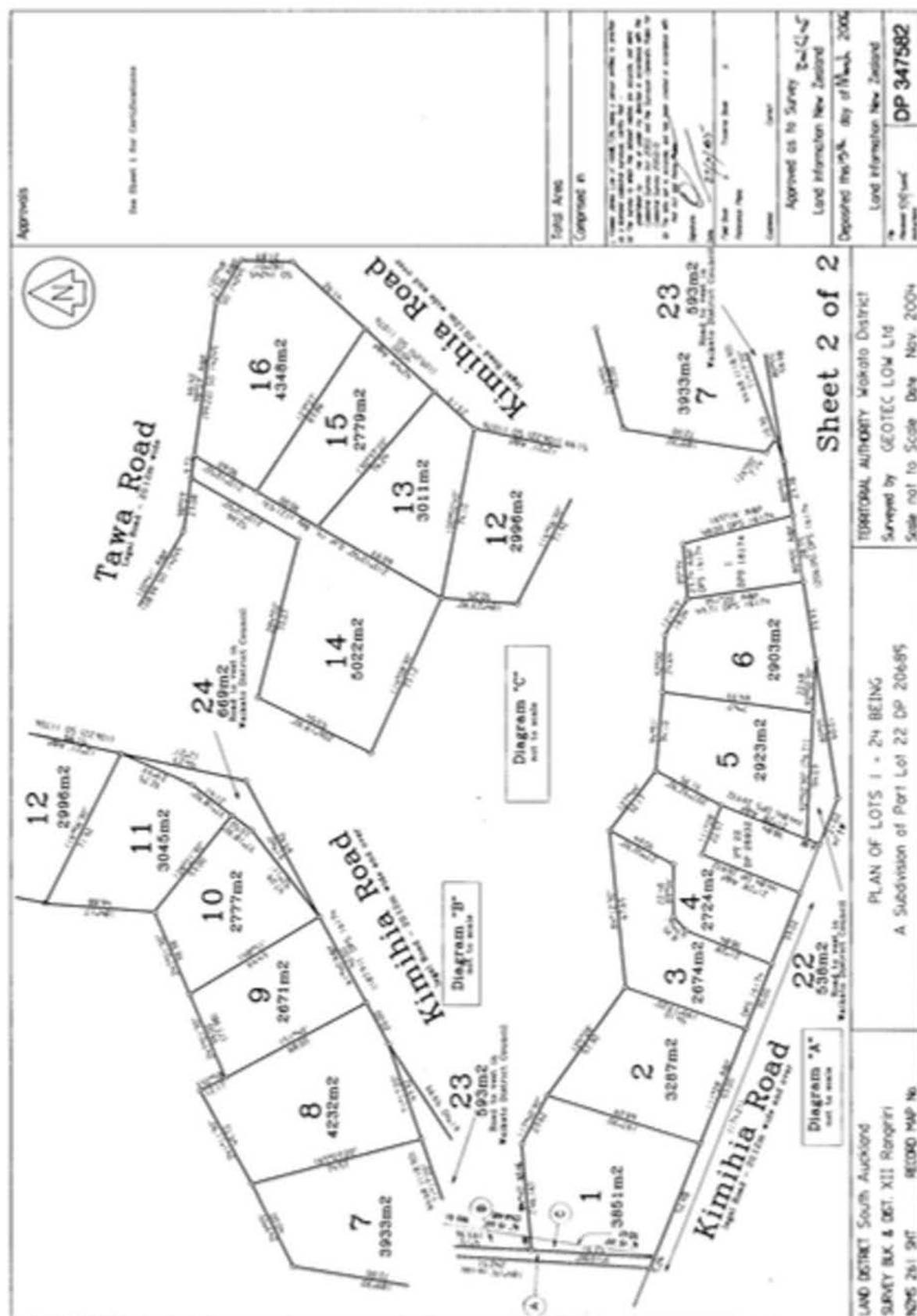
Identifier 195484
Land Registration District South Auckland
Date Issued 15 March 2006

Prior References
SA43A/907

Estate Fee Simple
Area 3851 square metres more or less
Legal Description Lot 1 Deposited Plan 347582
Registered Owners
Lance David Murray and Leesah Anne Mahurangi Murray

Interests

Subject to a water supply easement (in gross) over the part marked C on DP 347582 for coal mining operations under part IV Coal Mines Act 1979 in favour of the Crown created by Gazette Notice H523309 - 8.5.1984 at 9:11 am
6788962.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 15.3.2006 at 9:00 am
Land Covenant in Transfer 6858380.2 - 10.5.2006 at 9:00 am
12685862.3 Mortgage to Kiwibank Limited - 30.3.2023 at 12:03 pm



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



Real Connections, Real Relationships

Covenant is known for genuine care, a fresh perspective, and a commitment to helping people achieve their property goals. With a calm and understanding approach, Covenant takes the time to listen, support, and guide both buyers and sellers through every step of their real estate journey.

Recognised for consistent results and trusted by clients for her honesty and professionalism, Covenant's success is built on relationships as much as outcomes. She believes real estate is about more than property — it's about people, community, and creating new beginnings.

Now proudly part of the Fusion team in Te Kauwhata, Covenant combines local knowledge, dedication, and a personal touch to ensure every client feels valued, informed, and confident in their decisions.



Driving Fusion Real Estate's rapid growth as one of the region's leading independent agencies

As the owner of Fusion Real Estate, Kirsten Anderson has built one of Te Kauwhata's most successful independent agencies, driving dozens of sales every year across residential and lifestyle properties. Her relentless work ethic and commitment to excellence have positioned Fusion as a trusted local leader with a reputation for powerful marketing campaigns and record-breaking results.

Kirsten's high-performance approach has consistently delivered: from fast, premium-price sales to strategic negotiations that secure top outcomes, even in tough markets. Her ability to problem-solve, adapt, and push harder than most ensures her clients don't just sell — they achieve results beyond expectation.

She combines proven sales achievements with sharp marketing strategies and tireless energy, setting a new benchmark for results in the region.

NOTES



Let's make it happen.

KIRSTEN ANDERSON

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