

WHAU VALLEY

Buy One or Buy Both

Presenting a flexible investment opportunity in the heart of popular Whau Valley. 38A and 38B Western Hills Drive—two townhouses on a single cross-lease title, offering a unique proposition for the savvy investor.

- Each of these two level homes offers a fantastic layout, featuring:
- Three double bedrooms upstairs, all with built-in wardrobes.
 - Spacious, open-plan living that flows effortlessly to both a front deck and a fully-fenced backyard
 - Kitchen with storage options.
 - A main family bathroom complete with both a bath and a shower.
 - The convenience of a separate toilet room and a separate laundry.
 - A secure single lock-up garage for the car or extra storage.

Nestled in sought-after Whau Valley, these properties are perfectly located for tenants and owners alike. Just moments away from essential amenities and local schools, with easy access to public transport and the Whangarei town centre.

38A Western Hills Drive... Hit the ground running with an instant return on your investment as this property is already tenanted with a fixed-term tenant in place. Secure your cash flow from day one!

38B Western Hills Drive ...This townhouse is vacant, providing ultimate flexibility. Move in yourself, secure a new tenant at current market rent, or give it a refresh to add further value.

Offering the ultimate portfolio power-move. By securing both units, you gain control of the entire cross-lease title and potentially double your rental income stream. This is a rare chance to add two assets to your portfolio in one smart transaction.

Whether you're looking to start your investment journey or add significant value to your existing portfolio, 38A and 38B Western Hills Drive demand your attention.



Council records indicate this property is in a low landslide susceptibility zone.

Any building constructed, altered or refurbished before the year 2005 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 your 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.

For more information regarding this property contact the sales team

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38A+B WESTERN HILLS DRIVE

WHAU VALLEY



BY NEGOTIATION

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38 A Western Hills Drive



38 B Western Hills Drive



38 A Western Hills Drive

Certificate Of Title:	NA36D/941
Legal Description:	Lot 8, DP70488 and Flat 21 DP80213 & garage DP80213
Capital Value:	\$495,000 (2024)
Rates:	\$3,335.11 p.a.
Land Area:	Crosslease Title
Building Area :	110 m2 (more or less)
Age:	Circa 1970's
Exterior:	Fibre cement planks & Decramastic Tile
Roof:	Long run iron
Joinery:	Aluminium
Living Areas:	Open Plan
Bedrooms:	3 double bedrooms with wardrobes
Bathroom:	Shower, bath and vanity with separate toilet
Garaging:	Single lockup garage
Views:	Urban
Services:	Town water & sewage
Zoning:	General residential Zone
	Refer to wdc.govtnz-giz maps for further details
Chattels:	Electric stove, range hood, extractor fan in bathroom, fixed floor coverings, light fittings, smoke detectors, heat pump & remote, window treatments
Tenancy:	Fixed Term Tenancy until 16/20/2026 - \$560 per week

38 B Western Hills Drive

Certificate Of Title:	NA36D/942
Legal Description:	Lot 8, DP70488 and Flat 2 DP80213 & garage DP80213
Capital Value:	\$495,000 (2024)
Rates:	\$3,335.11 p.a.
Land Area:	Crosslease Title
Building Area :	110 m2 (more or less)
Age:	Circa 1970's
Exterior:	Fibre cement planks & Decramastic Tile
Roof:	Long run iron
Joinery:	Aluminium
Living Areas:	Open Plan
Bedrooms:	3 double bedrooms with wardrobes
Bathroom:	Shower, bath and vanity with separate toilet
Garaging:	Single lockup garage
Views:	Urban
Services:	Town water & sewage
Zoning:	General residential Zone
	Refer to wdc.govtnz-giz maps for further details
Chattels:	Electric stove, extractor fan in kitchen, extractor fan in bathroom, fixed floor coverings, light fittings, smoke detectors, heat pump & remote, window treatments, clothesline
Tenancy:	Vacant

