



20a Willis Road,  
Papakura



## 20a Willis Road, Papakura

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109m<sup>2</sup> 586m<sup>2</sup>

Set quietly off the road, this updated brick and tile home offers modern comfort, thoughtful design, and effortless everyday living. Recently renovated inside, the home feels fresh, warm and welcoming from the moment you step through the door.

The floorplan has been well planned to provide privacy between living and sleeping zones. The generous master suite is positioned in its own wing of the home and includes an ensuite and ample wardrobe space, a peaceful retreat to unwind. The remaining two bedrooms are positioned in the opposite wing, alongside the main bathroom which cleverly incorporates the laundry for practical functionality.

A bright, open plan kitchen and dining space forms the hub of the home, featuring stone benchtops, gas cooking and a double fridge cavity, catering beautifully to home cooks and families alike. The north facing living room enjoys all day sun and opens out through double ranch sliders to the private back lawn, where there's room to relax, play or entertain.











## LEGALS

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Land area	586sqm
Floor area	109sqm
Rateable value	\$840,000
Land value	\$450,000
Improvements value	\$390,000



## ENERGY

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Heating	Heat pump
Insulation	Yes
Windows	Aluminum



## CONSTRUCTION

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Year built	1980s
Exterior	Brick
Roof	Concrete Tile

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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 1097798  
**Land Registration District** North Auckland  
**Date Issued** 23 February 2023

**Prior References**  
NA62A/703 NA64C/649

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**Estate** Fee Simple  
**Area** 586 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 584160  
**Registered Owners**  
Rohan Bhatia

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**Interests**

Appurtenant to part formerly Lot 14 DP 34905 is a right of way created by Transfer 575137 - 27.6.1956 at 9:30 am

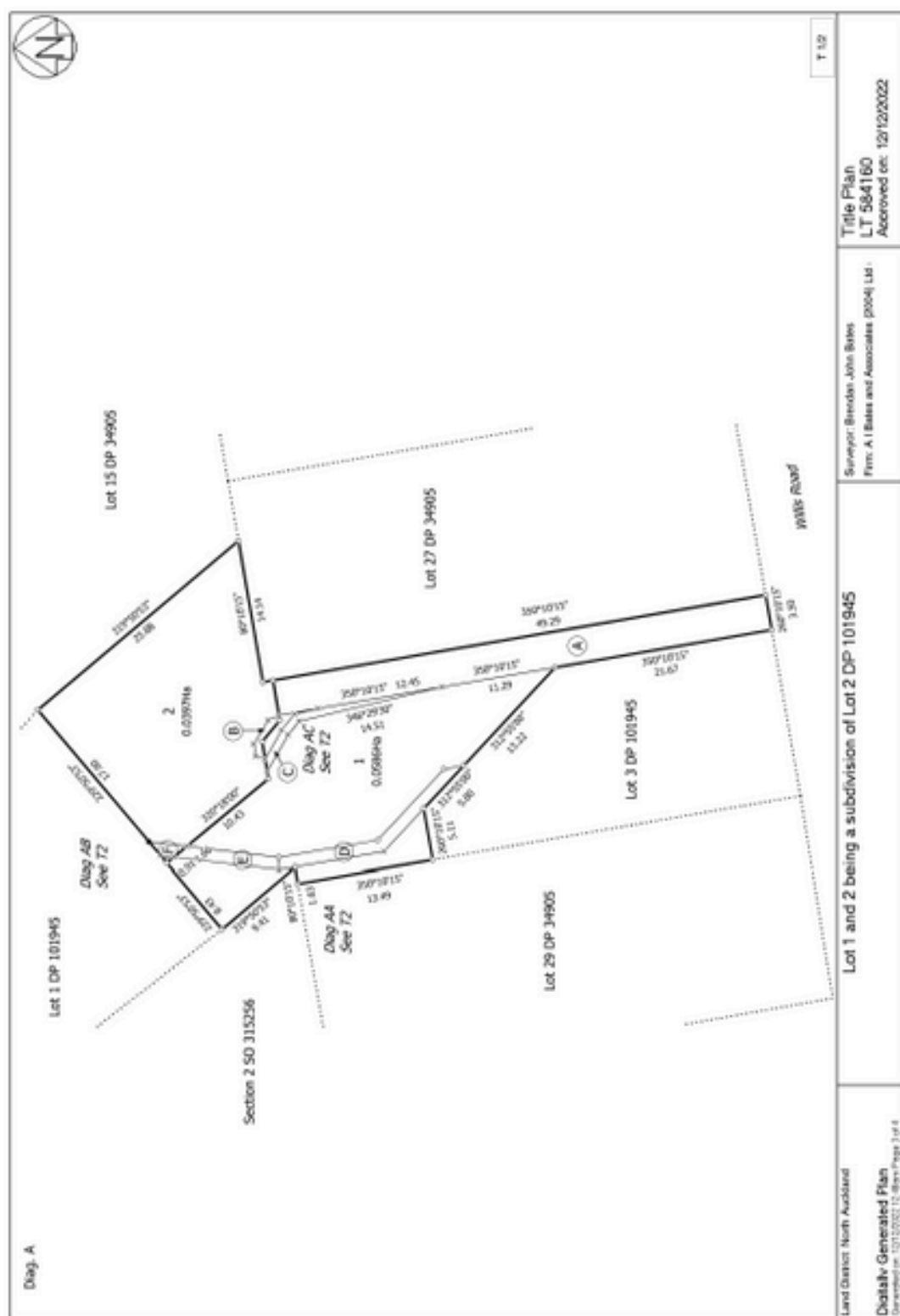
Subject to a drainage right over part marked D and E on DP 584160 specified in Easement Certificate B293896.4 - 29.5.1984 at 1:33 pm

The easements specified in Easement Certificate B293896.4 are subject to Section 243 (a) Resource Management Act 1991 12650324.8 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.2.2023 at 1:08 pm

Subject to a right of way over part marked A on DP 584160 and right to drain water over part marked C on DP 584160 created by Easement Instrument 12650324.9 - 23.2.2023 at 1:08 pm

Appurtenant hereto is a right to drain sewage created by Easement Instrument 12650324.9 - 23.2.2023 at 1:08 pm

The easements created by Easement Instrument 12650324.9 are subject to Section 243 (a) Resource Management Act 1991 12650324.10 Mortgage to Bank of New Zealand - 23.2.2023 at 1:08 pm





# WHAT NEXT?

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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.

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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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