



42 Pourewa Street,
Te Kauwhata

FUSION
REAL ESTATE



Exceptional Lake Views!

3

2

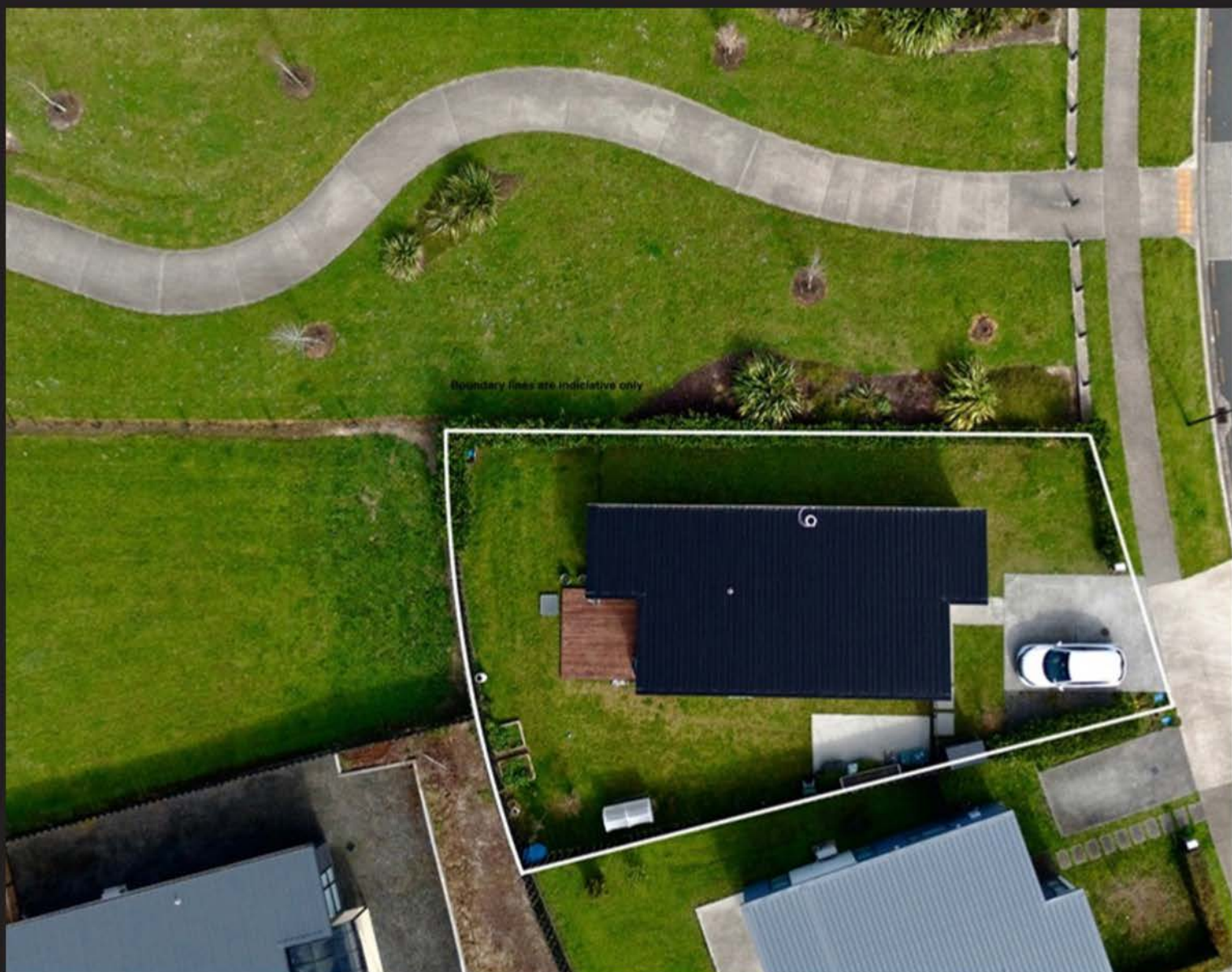
91m²

434m²

- Fully fenced – perfect for pets
- Room for the motorhome + off-street parking
- Next to reserve walkway – extra space, more privacy
- Double glazed, fibre internet, well maintained
- Lush hedges = total privacy
- Lake Views
- Walk to local cafe/restaurant, daycare & SuperValue
- Just 35 mins to Auckland or Hamilton

Looking for easy care living without feeling boxed in? This modern 3 bed, 2 bath townhome is set on a huge 434sqm section with expansive lake views and all day sun on the deck.







LEGALS

| | |
|--------------------------|--------------------|
| Land area | 434 m ² |
| Floor area | 91m ² |
| Tenure | Vacant |
| Rateable value | \$580,000 |
| Land value | \$260,000 |
| Improvements Value | \$320,000 |
| Rates | |
| Waikato District Council | \$4771.86 |
| Waikato Regional Council | \$425.98 |



ENERGY

| | |
|---------------|--------------------------|
| Heating | Heat Pump |
| Insulation | Walls |
| Windows | Aluminum - Double Glazed |
| Services | Town Supply Water |
| Water Heating | Electric |



CONSTRUCTION

| | |
|------------|--------------|
| Year built | 2020 |
| Exterior | Fibre Cement |
| Roof | Coloursteel |
| EQ repairs | N/A |



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



R. W. Muir
Registrar-General
of Land

Identifier 932096
Land Registration District South Auckland
Date Issued 19 June 2020

Prior References
915029

Estate Fee Simple
Area 434 square metres more or less
Legal Description Lot 91 Deposited Plan 546929
Registered Owners
Zhengji Han

Interests

Land Covenant (in gross) in favour of Lakeside Developments 2017 Limited created by Covenant Instrument 11737093.5 - 19.6.2020 at 9:22 am
Fencing Covenant subject to Section 6(2) of the Fencing Act 1978 in Covenant Instrument 11737093.6 - 19.6.2020 at 9:22 am
11737093.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 19.6.2020 at 9:22 am
13006815.3 Mortgage to ANZ Bank New Zealand Limited - 17.5.2024 at 4:28 pm



Bittern Road

Koru Street

Pourewa Street



Local Purpose Reserve
(Greenway) to vest in
Wairarapa District Council

Land District: South Auckland

Digitally Generated Plan
Generated on: 25/05/2023 07:15am Page 15 of 15

LOTS 1-4, 14-18, 20-35, 55-71, 78-97, 110-119, 150-156, 271-280, 2000,
3001-3005, 3011, 3012, 3015-3017, 4000-4002 AND 5000 BEING A
SUBDIVISION OF LOTS 2500, 2501, 2507 AND 9000 NP 547256

Surveyor: Olivia Hanna Dowling-Cornwell
Firm: Cornwell Ltd

Title Plan
LT 546929

Approved on: 25/06/2020

T 19/19

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!

RECOMMENDED SERVICES

MORTGAGE BROKER

Terri Franklin
021 241 8577
terrif@apexgroup.co.nz

Jan Baxter
027 354 5715
jan.baxter@kiwibank.co.nz

LAWYER

Belinda Williams - Base Law
021 648 883
belinda@baselaw.co.nz

BUILDER

Damian - Total House Inspections
021 511 731
damian@totalhouseinspections.co.nz

Jason - Total House Inspections
0800 844 795
jasont@thisnz.co.nz

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.



NOTES



CURIOUS ABOUT WHAT OUR CLIENTS HAVE TO SAY?

Mike and Kirsten are the best! Came in and advised where to place furniture and the photos were amazing that she took. We sold quicker than we expected. They were like family and really helped us to make the next part of our dream come true.

ANN & KEITH

One of the best agents I have had! Within 6 weeks I had an unconditional offer. She was in contact with me on a regular basis, phone calls, coming around to the house--She was always available. I thank Kirsten from the bottom of my heart.

SHARON BEHAN-KITTO

Kirsten knocks it out of the park. Her personality and exuberance captivated me from the start. Her genuine desire to serve to the best of her ability was obvious. I recommend Kirsten to anyone seeking an agent who will work tirelessly for them.

GAIL HOSKEN



READ MORE REVIEWS

Let's make it happen.

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