



38 McVie Road,
Huntly

FUSION
REAL ESTATE

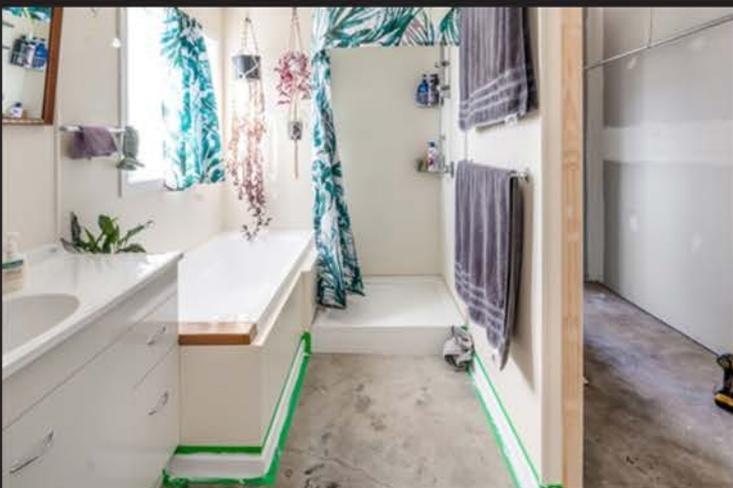


The Bones Are Beautiful - Now Finish The Story

4  2  2  250m²  2538m² 

- Concrete Cladding
- Concrete Flooring
- Internal Double Garage
- Dual Living
- Electric Oven
- Infinity Water System
- Insulation walls/roof
- Fibre Internet
- Town Supply water/septic
- Gas Cooking
- Please note the renovations do not have ccc - Buyers will need to do due diligence

This is your chance to secure a home with heart, space, and a head start. Come see where your final touches could take it.







LEGALS

Land area	25038m ²
Floor area	250m ²
Tenure	Vacant
Rateable value	\$820000
Land value	\$355000
Improvements value	\$465000
Waikato District Council	\$5328.93
Waikato Regional Council	\$663.45



ENERGY

Insulation	Walls and Roof
Windows	Aluminum
Services	Town Supply Water
Water Heating	Gas



CONSTRUCTION

Year built	2005
Exterior	Concrete
Roof	Iron
EQ repairs	N/A



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




R.W. Muir
Registrar-General
of Land

Identifier SA70B/876
Land Registration District South Auckland
Date Issued 09 October 2000

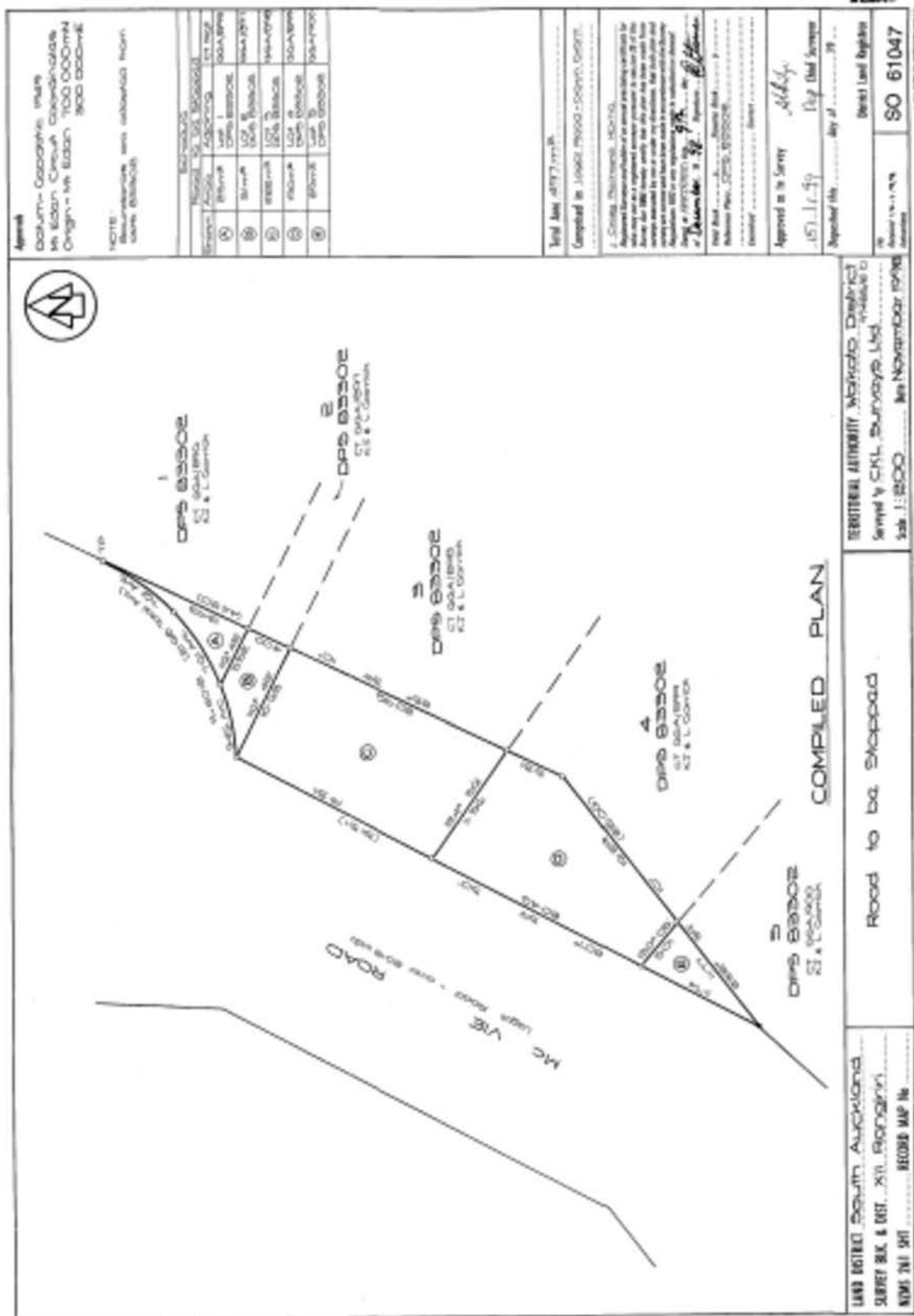
Prior References
SA66A/896

Estate Fee Simple
Area 2438 square metres more or less
Legal Description Lot 1 Deposited Plan South Auckland
83302 and Section 1 Survey Office Plan
61047

Registered Owners
Robert Steven Christian

Interests

Subject to mining and incidental rights created by Conveyance 249228 (R257/517) (affects Lot 1 on DPS 83302)
B609579.1 Certificate of consent pursuant to Section 115 Public Works Act 1981 - 1.6.2000 at 11.08 am (affects Lot 1 on DPS 83302)
B624445.2 Consent Notice pursuant to Section 221 (1) Resource Management Act 1991 - 5.9.2000 at 9.09 am (affects Lot 1 DPS 83302)
Land Covenant in Transfer B636444.1 - 28.11.2000 at 1.36 pm
Fencing Covenant in Transfer B636444.1 - 28.11.2000 at 1.36 pm
12533500.4 Mortgage to ASB Bank Limited - 17.8.2022 at 9:56 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!

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



INTRODUCING FUSION

WE ARE FUSION ABOUT US

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 and 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.

Fusion's strengths lie in high-impact marketing, authentic connection, and a hands-on approach that makes every client feel like family. They lead 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.

CURIOS ABOUT WHAT OUR CLIENTS HAVE TO SAY? CHECK OUT OUR LATEST REVIEWS.

Fusion 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

Fusion 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



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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.

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READ MORE REVIEWS

Let's make it happen.

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