



9 Pa Ariki Road  
TE KAUWHATA

**FUSION**  
REAL ESTATE



## Ideal Layout - Sought After Street!

### 9 Pa Ariki Road

3 2 1 113m<sup>2</sup>

Welcome to 9 Pa Ariki Road, a sun-drenched, modern home that harmonises style and functionality in one of Te Kauwhata's most desirable pockets. This north-facing, brand-new build by Fortis Homes brings a fresh take on Kiwi living — light-filled, open-plan, and made for making memories.

Step inside and you're greeted by a flowing layout: the kitchen, dining, and living zones are seamlessly connected and spill out onto a generous deck, perfect for summer evenings, morning coffee, or family barbecues. The designer kitchen doesn't just look the part — with stone benchtops, a roomy pantry, and quality finishes, it's designed to make cooking a joy.

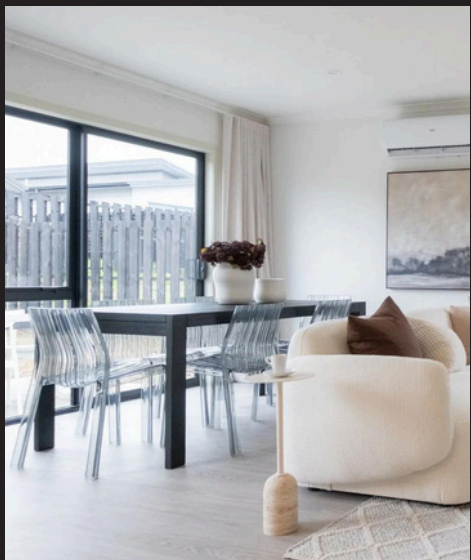
The three-bedroom layout is clever and thoughtful. The master suite is tucked centrally and has its own cosy ensuite, while two other bedrooms are spacious, bright, and share a beautifully appointed family bathroom. Think a separate shower, a free-standing bath, and all the practical touches that make daily routines a breeze. Outside, the fully fenced lawn offers a safe, private space for kids to play or pets to roam — and the longer driveway gives you extra off-street parking for guests or a second car. There's also a single internal-access garage with built-in laundry, adding real convenience to everyday life.

Location is a win too. You're just a 5-minute walk to the Lakeside Hub, a short drive to the town centre, and well connected to major motorway access. Whether you're commuting or just want to explore, you're perfectly placed — about 25 minutes to The Base in Hamilton, and not far from Auckland either.

If you're after a home that balances modern design, practicality, and lifestyle — and one that reflects what real, day-to-day living in Te Kauwhata looks like — 9 Pa Ariki Road might just be the one.



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## LEGALS

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Land area	423 m2
Floor area	113 m2
Tenure	Freehold
Rateable value	\$510,000
Land value	\$255,000
Improvements value	\$255,000
Rates	\$3168.28
Council zone	Residential
Internet	Fibre



## ENERGY

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Heating	Heat pump
Insulation	Ceiling, Underfloor, Walls
Windows	Aluminum, Double Glazing
Water heating	Electric



## CONSTRUCTION

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Year built	2025-2029
Exterior	Weather board
Roof	Coloursteel



## CHATTELS

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- Auto Garage door.
- Light fittings
- Clothesline
- Extractor fan
- Heated towel rail
- Range hood
- Dishwasher
- Fixed flooring
- Heat pump
- Smoke detectors
- Electric oven
- Heated water system
- Cooktop

Record of Title

AVAILABLE ON  
REQUEST



# TE KAUWHATA

## A FAST GROWING COMMUNITY

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Nestled in the heart of the Waikato, Te Kauwhata is a thriving and fast-growing community that combines the charm of rural living with modern convenience. Renowned for its fertile orchards and vineyards, the area has a proud horticultural heritage, offering residents a connection to the land and a relaxed, country lifestyle. With spacious sections, quiet streets, and plenty of room to grow, Te Kauwhata is an ideal place for families, professionals, and anyone seeking a sense of space and freedom.

The town is attracting new families and developments, creating a vibrant, forward-looking atmosphere while maintaining its close-knit, friendly community spirit. Local events, weekend markets, and parks bring neighbours together, fostering connections that make the town feel welcoming and warm. For those who enjoy the outdoors, nearby Lake Waikare, walking trails, and expansive green spaces provide endless opportunities for recreation, relaxation, and family fun.

Despite its rural charm, Te Kauwhata offers easy access to both Hamilton and Auckland, making commuting straightforward while still allowing residents to enjoy the peace and tranquility of country life. With new amenities, schools, and homes continuing to emerge, the town is evolving rapidly, offering a dynamic environment for those looking to settle in a growing community that truly feels like home. Te Kauwhata is more than just a place to live—it's a lifestyle, a community, and an opportunity to be part of something exciting.

## NOTES



# Let's make it happen.

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