



31 Waimanawa Lane,
Waiuku



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2 1 1 60m² 250m²

Discover relaxed, easy living in this beautifully presented two bedroom unit, tucked away in a peaceful corner of Waiuku. Ideal for retirees or those looking to downsize, this low maintenance home offers comfort, convenience, and long term value in a friendly community setting.

Features include:

- Bright and spacious kitchen, dining, and lounge areas
- Two comfortable bedrooms and a practical, well kept bathroom
- Internal access garage for added ease and security
- Sunny aspect that keeps the home warm and welcoming year round

Safe, secure, and move-in ready, this delightful unit represents excellent value. It's an outstanding opportunity for over 55's seeking a peaceful, low maintenance home where comfort and convenience come together effortlessly.







LEGALS

Land area	60sqm
Floor area	250sqm
Tenure	Owner-occupancy
Rateable value	\$610,000
Land value	\$290,000
Improvements value	\$320,000
Auckland Rates	\$2277.97



ENERGY

Heating	Heat pump
Insulation	Yes
Windows	Aluminum



CONSTRUCTION

Year built	1990-1999
Exterior	Brick
Roof	Tile





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




R.W. Muir
Registrar-General
of Land

Identifier NA103C/88
Land Registration District North Auckland
Date Issued 02 November 1995

Prior References
NA102A/471

Estate Fee Simple
Area 250 square metres more or less
Legal Description Lot 17 Deposited Plan 169687
Registered Owners
Derene Ilmaza Henry

Estate Fee Simple - 1/15 share
Area 563 square metres more or less
Legal Description Lot 29 Deposited Plan 168679
Registered Owners
Derene Ilmaza Henry

Interests

Subject to Section 241(2) Resource Management Act 1991

Subject to Part IV A Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

Subject to a right (in gross) to convey water over part in favour of The Franklin District Council created by Transfer C894782.3 (Affects Lot 29 DP 168679)

The easements created by Transfer C894782.3 are subject to Section 243 (a) Resource Management Act 1991

C915964.2 Resolution pursuant to Section 321(3) (c) Local Government Act 1974 - 2.11.1995 at 3.07 pm

Appurtenant hereto is a right of way and electricity, telephone and water supply rights specified in Easement Certificate C915964.4 - 2.11.1995 at 3.07 pm (Affects Lot 17 DP 169687)

Subject to a right of way and to electricity, telephone and water supply rights over part marked E on DP 169687 specified in Easement Certificate C915964.4 - 2.11.1995 at 3.07 pm (Affects Lot 17 DP 169687)

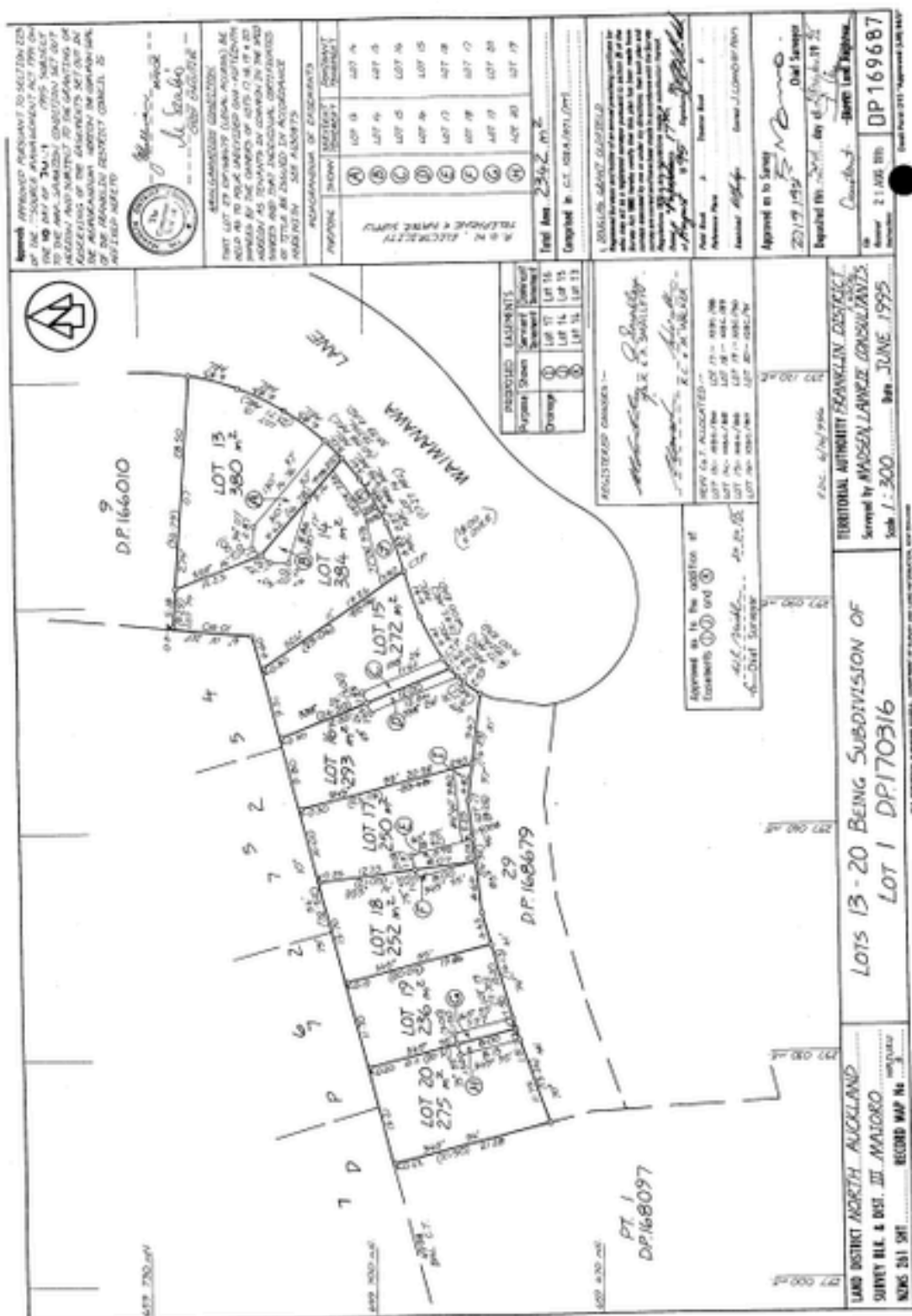
The easements specified in Easement Certificate C915964.4 are subject to Section 243 (a) Resource Management Act 1991

Fencing Covenant in Transfer D057888.3 - 18.10.1996 at 10.35 am

Land Covenant in Transfer D057888.3 - 18.10.1996 at 10.35 am

D057888.4 Encumbrance to (now) CHT Healthcare Trust - 18.10.1996 at 10:35 am

9103819.2 Mortgage to ANZ National Bank Limited - 10.7.2012 at 8:36 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!

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



Fiona Clarke

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.”



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.



Let's make it happen.

FIONA CLARKE

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