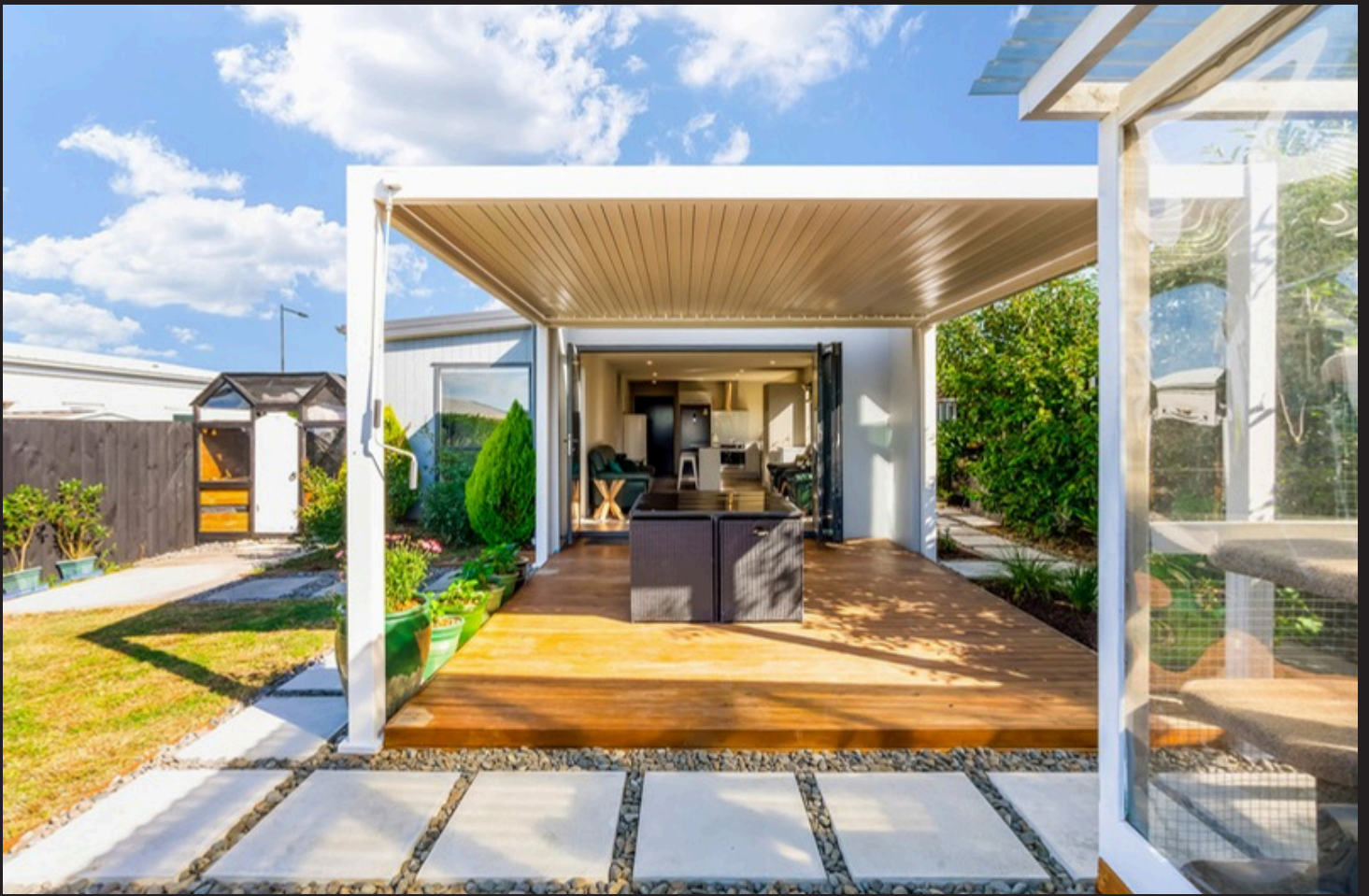


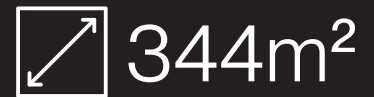


158 Rimu Street,
Te Kauwhata



From Home Office to Pet Paradise!

158 Rimu Street, Te Kauwhata



Features

- Heatpump/ Air Conditioning
- Electric Cooking/ Water
- Fibre Internet
- Built 2020
- Deck with Louvered Gazebo by Living Culture
- 2 x Catos
- Extra Outdoor Storage and Garden Sheds
- Outdoor Office, Creative Space, Gym Space, or Garden Room.
- Fully Fenced
- Mature plantings and privacy hedges
- Raised Vege Gardens and Fruit Trees - Fejoas, Apples, Grapefruit, Mandarin, Blueberries, and Blackcurrents.
- Double Glazed
- Pantry Storage and Island Bench
- Roadside Appeal & two parking spaces
- 35 Minutes to Hamilton, Pukekohe, Auckland









LEGALS

Land area	344m ²
Floor area	70sqm
Tenure	Owner-occupancy
Rateable value	\$510,000
Land value	\$250,000
Improvements value	\$260,000
Rates	
Waikato District	\$4171.22
Waikato Regional	\$395.45



ENERGY

Heating	Heat pump
Insulation	Yes
Windows	Aluminum Double Glazed



CONSTRUCTION

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



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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

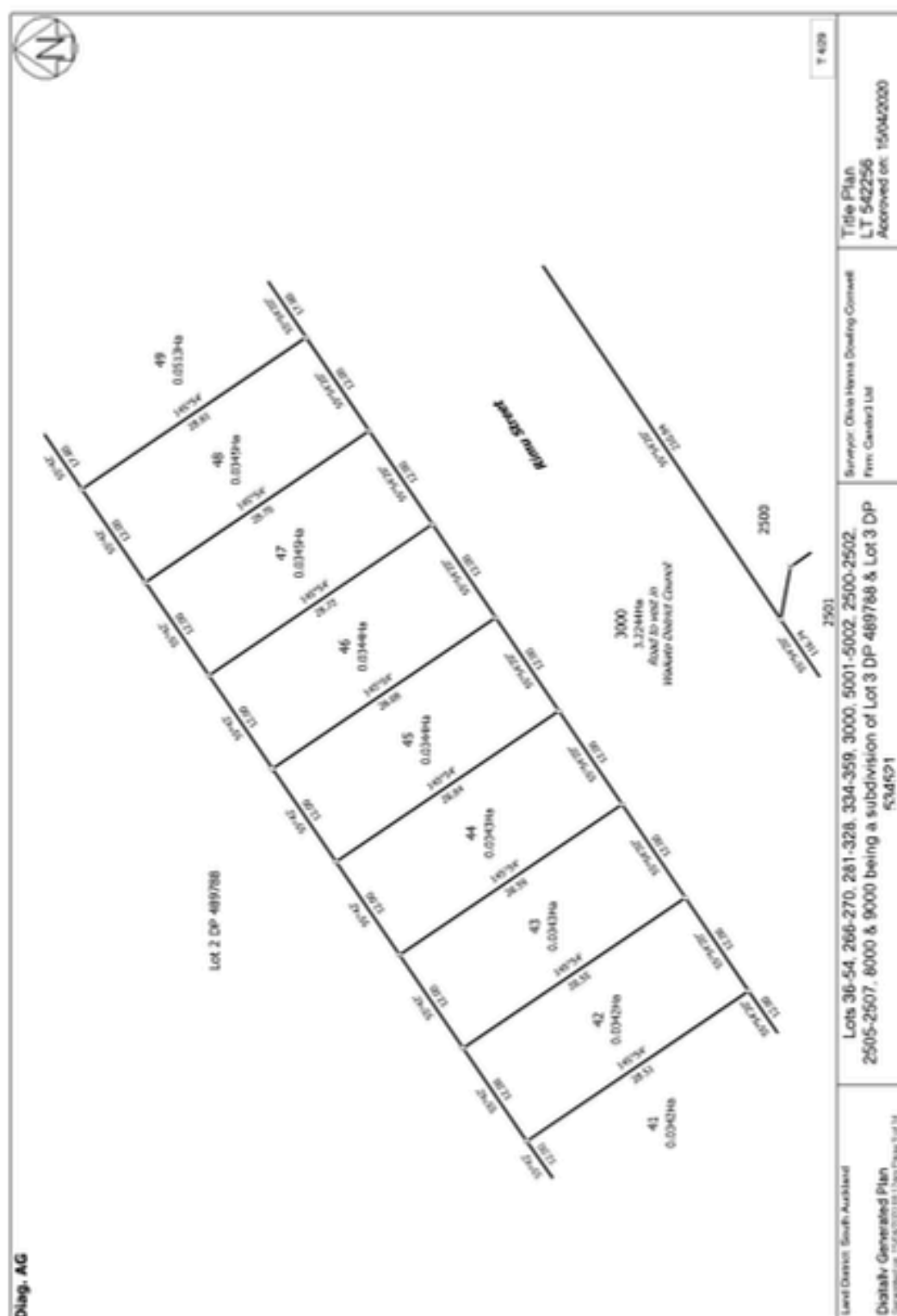
Identifier 914939
Land Registration District South Auckland
Date Issued 20 April 2020

Prior References
705543

Estate Fee Simple
Area 344 square metres more or less
Legal Description Lot 46 Deposited Plan 542256
Registered Owners
Joanne Lesley Cole

Interests

Land Covenant (in gross) in favour of Lakeside Developments 2017 Limited created by Covenant Instrument 11735405.8 - 20.4.2020 at 8:54 am
11735405.10 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 20.4.2020 at 8:54 am
Subject to Part IVA Conservation Act 1987
Subject to Section 11 Crown Minerals Act 1991
11871137.2 Mortgage to ASB Bank Limited - 6.10.2020 at 3:42 pm



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!

LOCAL INFO

Mortgage Broker

Terri Franklin
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Jan Baxter
027 354 5715
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Lawyer

Belinda Williams - Base Law
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Construction / Contractor

Steve
027 484 4008

Building Inspector

Total home inspection services
Damian
021 511 731
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Jason

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MARTIN ROAD - 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.



Driving Fusion Real Estate's rapid growth as one of the region's leading independent agencies

As the owner of Fusion Real Estate, Kirsten Anderson has built one of Te Kauwhata's most successful independent agencies, driving dozens of sales every year across residential and lifestyle properties. Her relentless work ethic and commitment to excellence have positioned Fusion as a trusted local leader with a reputation for powerful marketing campaigns and record-breaking results.

Kirsten's high-performance approach has consistently delivered: from fast, premium-price sales to strategic negotiations that secure top outcomes, even in tough markets. Her ability to problem-solve, adapt, and push harder than most ensures her clients don't just sell — they achieve results beyond expectation.

She combines proven sales achievements with sharp marketing strategies and tireless energy, setting a new benchmark for results in the region.



Let's make it happen.

KIRSTEN ANDERSON

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AIDAN PICOT

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