



638 Onewhero-
Tuakau Bridge Road,
Tuakau



Light, Bright & Full Of Potential

638 Onewhero Tuakau Bridge Road, Tuakau

3 1

180m² 1005m²

Key Features

- Split-level three-bedroom character home
- Raked ceilings and large picture windows enhancing natural light
- Open-plan living spaces with a warm, sun-drenched feel
- Generous 180m² (approx.) floor area
- Three well-proportioned bedrooms
- Full family bathroom
- Practical, well-positioned kitchen with ample storage and bench space
- Garden-facing patio ideal for alfresco dining and morning coffee
- Established gardens creating a private, peaceful outdoor setting
- Large 1,005m² (approx.) section
- Internal-access garaging
- Ample off-street parking for vehicles, tools, toys, or camper
- Village lifestyle in Onewhero
- Close to Waikato River access via Batkin Reserve
- Short drive to Port Waikato for surfing, fishing, and whitebaiting
- Onewhero Area School (Years 1–13) nearby
- Easy access to Tuakau, Pukekohe, Pōkeno, and Mercer expressway









LEGALS

Land area	1005m ²
Floor area	180sqm
Tenure	Owner-occupancy
Rateable value	\$760,000
Land value	\$290,000
Improvements value	\$470,000
Rates	
Waikato District	\$2526.66
Waikato Regional	\$489.07



ENERGY

Heating	Wood Burner
Windows	Aluminum



CONSTRUCTION

Year built	1990s
Exterior	Plastic
Roof	Steel/G-Iron
EQ repairs	N/A



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




R.W. Muir
Registrar-General
of Land

Identifier SA39D/199
Land Registration District South Auckland
Date Issued 16 November 1987

Prior References
SA38A/336

Estate Fee Simple
Area 1005 square metres more or less
Legal Description Lot 4 Deposited Plan South Auckland
46551

Registered Owners
Wendy Lyn Bickley and Rachael Jane Page

Interests
10959389.3 Mortgage to ANZ Bank New Zealand Limited - 1.12.2017 at 2:17 pm

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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
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Lawyer

Belinda Williams - Base Law
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Construction / Contractor

Steve
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Building Inspector

Total home inspection services
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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.”



Let's make it happen.

FIONA CLARKE

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