



37A Hendry Avenue,
Hillsborough



Location Perfection!

37A Hendry Avenue, Hillsborough

3 1

160m²

Features

- Tucked-away, elevated home offering privacy and leafy outlooks
- Split-level design on a half share of 809m²
- Light-filled, relaxed family living with central kitchen
- Seamless indoor-outdoor flow to sun-soaked patio and balcony
- Ideal spaces for entertaining, alfresco dining, and everyday family life
- Three generous double bedrooms
- Well-appointed family bathroom with full-sized bath and separate shower
- Separate toilet for added family convenience
- Double internal-access garage with integrated laundry
- Ample off-street parking
- Excellent motorway access for north, south, and westbound travel
- Close to Hendry Reserve, Monte Cecilia Park, and Pah Homestead
- Near Dress Smart, local cafés, shops, and amenities
- Zoned for Hillsborough Primary, Waikowhai Intermediate, and Onehunga High School
- Sun-drenched setting with lush bush views
- A rare blend of privacy, space, lifestyle, and central Auckland convenience









LEGALS

Land area	½ Share of 809sqm
Floor area	162sqm
Tenure	Cross Lease
Rateable value	\$910,000
Land value	\$660,000
Improvements value	\$250,000
Auckland Council Rates	\$3181.70



ENERGY

Heating	Heatpump
Insulation	Ceiling, Walls & Under Floor
Windows	Aluminium



CONSTRUCTION

Year built	1990
Exterior	Plasterboard
Roof	Long Run Iron
EQ repairs	N/A



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier NA124D/664
Land Registration District North Auckland
Date Issued 15 June 1999

Prior References

NA107B/815

Estate Fee Simple - 1/2 share
Area 809 square metres more or less
Legal Description Lot 36 Deposited Plan 21413
Registered Owners

Kim & Trevs Oasis Limited

Estate	Leasehold	Instrument	L D394768.4
Legal Description	Flat 2 Deposited Plan 195820	Term	999 years commencing on 1.5.1999

Registered Owners

Kim & Trevs Oasis Limited

Interests

Subject to Part IV A Conservation Act 1987 (Affects Fee Simple)

Subject to Section 11 Crown Minerals Act 1991 (Affects Fee Simple)

Appurtenant hereto are rights of way created by Transfer D390371.1 - Produced 20.5.1999 at 9.01 am and entered 3.6.1999 at 9.00 am (Affects Fee Simple)

D394768.3 Lease of Flat 1 CT NA124D/663 issued - 15.6.1999 (Affects Fee Simple)

D394768.4 Lease of Flat 2 DP 195820 Term 999 years commencing on 1.5.1999 Composite CT NA124D/664 issued - 15.6.1999 (Affects Fee Simple)

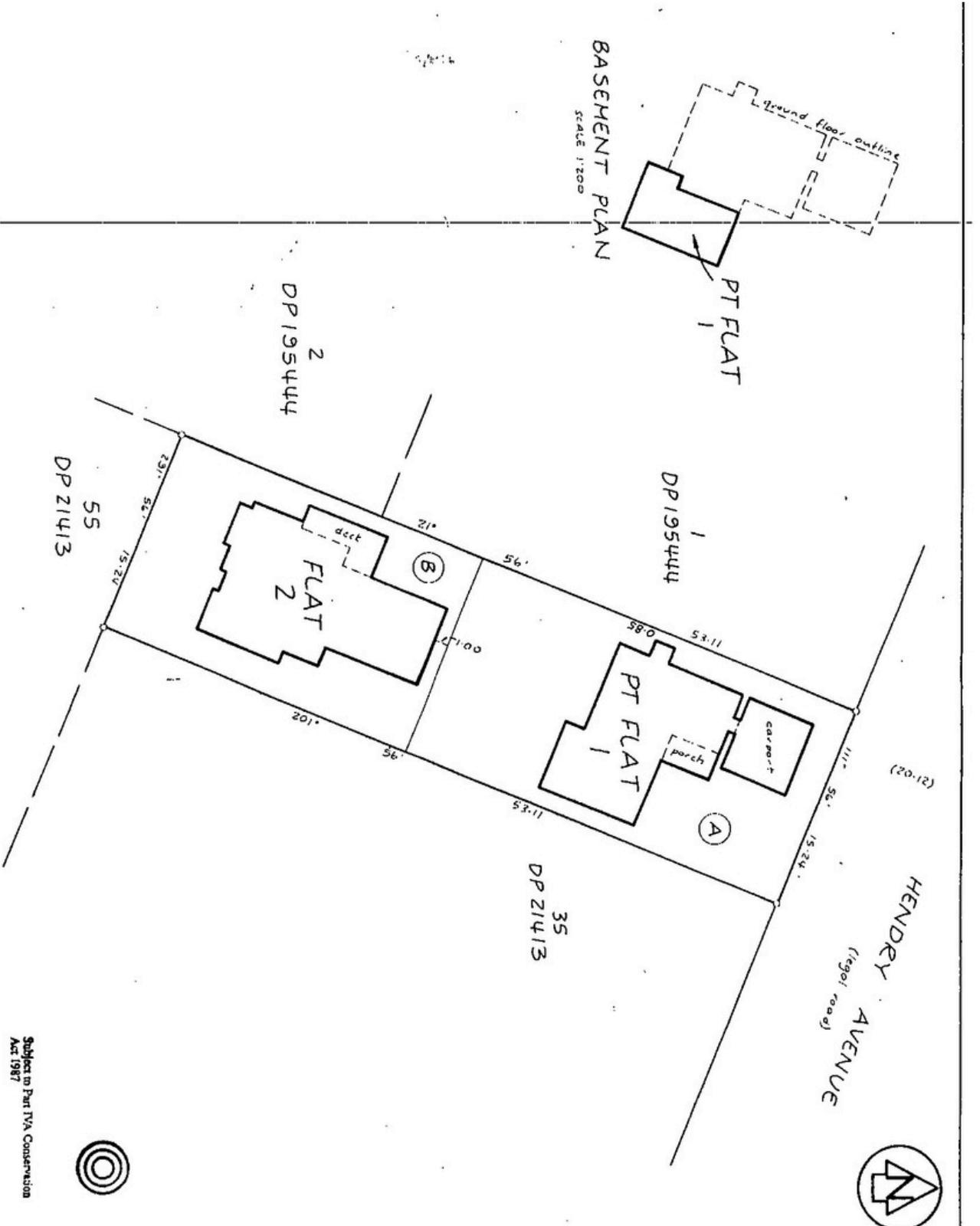
D405897.1 Variation of Lease D394768.4 - 2.7.1999 at 3.24 pm

12607735.9 Mortgage to TSB Bank Limited - 25.11.2022 at 12:30 pm

DISTRICT NORTH AUCKLAND
 EY BLK. & DIST. IV TITIRANGI
 261 SH1 RECORD MAP No

PLAN OF FLATS 1 & 2
 ON LOT 36 DP 21413

TERRITORIAL AUTHORITY AUCKLAND CITY
 Surveyed by BRIAN COWLEY SURVEYING LTD.
 Scale 1:200 Date APRIL 1999



Subject to Part IVA Conservation Act 1987

Approved *[Signature]*
 REGISTERED OWNERS
 I hereby certify that this plan was approved by the Auckland City Council pursuant to Section 223 of the Resource Management Act 1991 on the 6th day of May 1999.

[Signature] SECTION 227
 AUTHORIZED BY

Pursuant to Section 224(5) of the Resource Management Act 1991, I hereby certify that the Auckland Council is satisfied on reasonable grounds that the building is a part of an existing building including any building or part thereof under construction from or with compliance with or will comply with the provisions of the building code specified in section 66(1) of the Building Act 1991.

Dated this 7th day of May 1999.

[Signature] AUTHORIZED BY

Boundaries of areas to be leased a structural faces of exterior walls, structures unless otherwise shown Area shown (A) (B) to be subject to a land covenant; covenants defined unless otherwise shown.

New C.I.T. Allocated
 Flat 1 - 1242/663
 Flat 2 - 1242/664

Total Area: 809 m²
 Comprised in C.T. 1078/915

I, Peter Voslar, Registered Surveyor and holder of an annual practicing certificate who may act as a registered surveyor pursuant to section 25 Survey Act 1980, hereby certify that this plan has been made and surveyed by me or under my directions, that both the survey and the plan have been made in accordance with the Regulations 1972 or any regulations made in substitution therefor at the date of this plan, and that I am a duly qualified and licensed surveyor under the Survey Act 1980.

Dated at Auckland this 17th day of May 1999.

Field Book: a. Traverse Book: b.
 Reference Plans: c.
 Examined: d. Correct: e.

Approved as to Survey *[Signature]*
 15/6/1999
 Deposited this 15th day of June 1999
 for Registration in the Land Register
 1 - JUN 1999 DP 19581

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

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Construction / Contractor

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Building Inspector

Total home inspection services
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Jason
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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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