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3 Kumukumu Way
TE KAUWHATA



Rendered Image

Move In or Rent Out - Move in for Easter!

103m²

Fresh. Modern. Move-In Magic.

Say hello to your brand-new lifestyle in the heart of Lakeside — where modern architecture meets effortless living. 3 Kumukumu Way isn't just a new build... it's a statement. Clean lines, bold colours, quality materials, and outdoor living that flows like a dream. Life at Lakeside.

Walk the trails, enjoy the green spaces, connect with the community.

Lakeside, Te Kauwhata

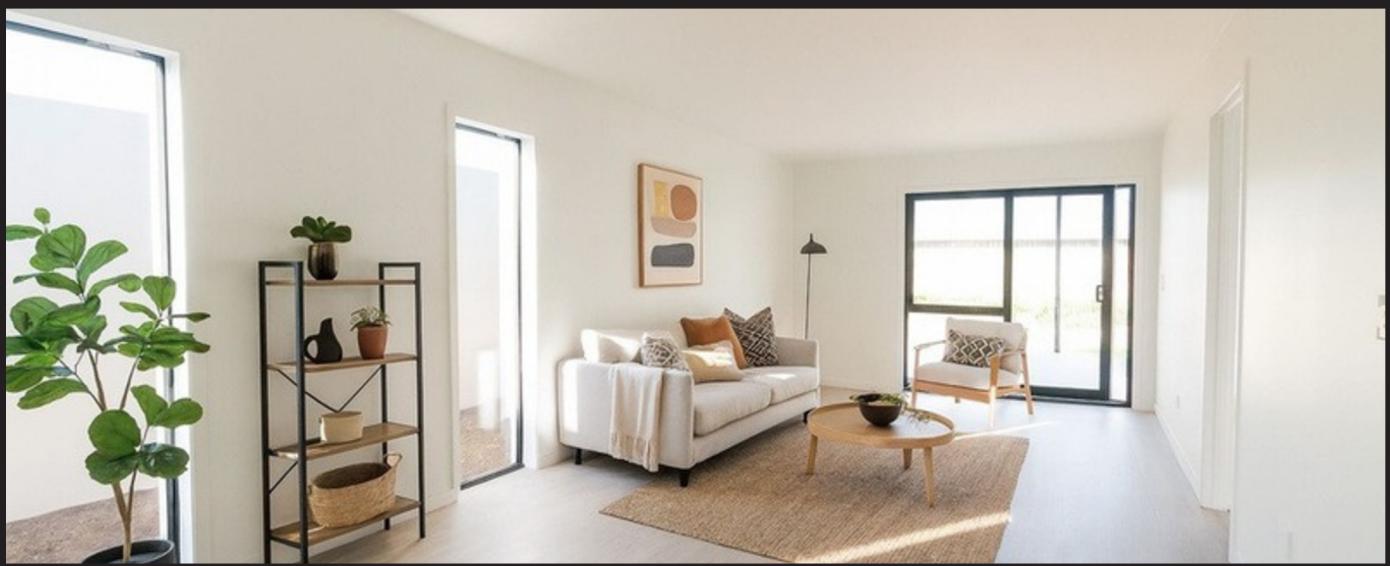
A fast-growing master-planned community offering walking tracks, playgrounds, upcoming retail, café spaces, and effortless access to SH1 for commuting north or south. Te Kauwhata village, schools, and sports facilities are all just minutes away. 35 Minutes to Hamilton, Auckland and Pukekohe The Perfect Fit For... First home buyers seeking stylish, turnkey living Downsizers wanting an easy-care, modern home Investors looking for a high-demand rental in a growing location Buyers wanting a brand-new home with premium touches and clean contemporary architecture Flexible Settlement and Deposit Terms. Book your viewing fast!



Scan to download
property documents
from the website.

Key Features You'll Love

- Architectural Exterior
 - Mixed cladding with modern vertical lines for a bold contemporary look
 - Automated Colorsteel garage door
 - Aluminum joinery, double glazed throughout
 - Covered outdoor entertaining area with space for lounge furniture
 - Landscaped grounds, fencing, planting and paved driveway all included as per landscaping plan
 - Modern Interior Design
 - Light-filled open-plan living with clean lines and a warm, natural aesthetic
 - Designer kitchen with engineered stone benchtop, tiled splash back, and quality cabinetry
 - Stainless oven, electric ceramic cooktop, dishwasher, and rangehood included
 - Space for your double fridge, fridge tap ready for ice makers
 - Plush carpet in bedrooms, laminate flooring in living and kitchen, tiles in bathrooms
 - LED downlights, sleek black fixtures, and modern interior hardware
 - Comfort & Convenience within walking distance across the street from the supermarket and cafe
 - Heat pump for year-round comfort
 - Electric hot water cylinder - Slim laundry tub with extractor fan in laundry area
 - EV charger point installed in garage for future-proof living
 - Photoelectric smoke alarms and quality insulation throughout Bathrooms
 - Fully tiled showers with modern mixers
 - Wall-hung vanities, mirrored cabinetry, and back-to-wall toilet suites
 - Timeless, neutral finishes and clean modern lines
 - Situated down a private lane with plenty of extra off street parking at the front of the property
- Peace of Mind 10-Year Build Stamford Warranty included with this House & Land package
- Location



■ LEGALS

Land area	275 m2
Floor area	103 m2
Tenure	Freehold
Rateable value	\$500,000
Land value	\$250,000
Improvements value	\$250,000
Rates	\$3139.36
Council zone	Residential
Internet	Fibre

■ ENERGY

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

■ CONSTRUCTION

Year built	2026
Exterior	Weather board
Roof	Coloursteel

■ CHATTELS

- AutoGarage 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

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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