



8 Vinifera Lane,
Te Kauwhata



A Home That Makes an Entrance

As the sky softens and the Italian brick glows beneath architectural lighting, it's clear this is no ordinary build. This is a home with presence strong, refined and quietly powerful. The wide concrete drive and sculptural entry set the tone before you even step inside. This is where arrival matters.



4 Bedroom

2 Bathroom

4 Car
Garage

286m²

4385m²



*Boundary lines are indicative only



Bold. Architectural. Unforgettable.

FEATURES

- **Volted Ceilings**
- **Stone Famed Yunca Wood Fire**
- **Stacker Doors - Main Living and Media Room**
- **Electric Blinds - Media Room**
- **Gas Cooking / Water System**
- **Butlers Pantry with Sink**
- **Handsfree Kitchen Waste Bins**
- **Built in Surround Sound System**
- **Daikin Heating and Cooling Home Ducted System**
- **Glassless Showers**
- **Large Free Standing Bath**
- **Large Laundry area in the Garage built with the intention to use as a home salon**
- **Ample Additional Inside Storage Cupboards**
- **Attic Storage - Pull Down Stairs**
- **Italian Brick Cladding**
- **Long Run Colour Steel Roofing**
- **Exterior Feature Lighting**
- **Security System / Lights**
- **Car Hoist**
- **2 x 25,000L Water Tanks**



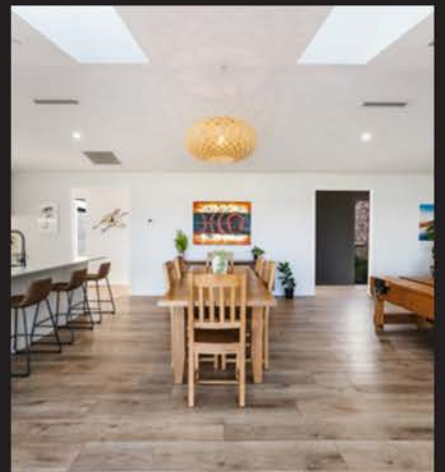
A Home Like No Other

FEATURES

- **Bio Septic System**
 - **Keyless Entry**
 - **2 Large Flood Lights on Workshop Doors**
 - **Outdoor Electric Blinds**
 - **Magnolia Lined Driveway**
 - **Garden Beds Framed in Railway Sleepers**
 - **Native Privacy Planting**
 - **Garden Shed**
 - **Situated at the end of an Exclusive Lane**
 - **10 Year Master Build**
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- **Location**
 - **Minutes drive - Main Street**
 - **Minutes drive to the North and South Motorway on/off ramps**
 - **30 Minutes Hamilton**
 - **30 Minutes Auckland**
 - **30 Minutes Pukekohe**
 - **10 Minutes Hampton Downs**









LEGALS

Land area	4385m2
Floor area	286 sqm
Tenure	owner-occupancy
Rateable value	\$1,350,000
Land value	\$480,000
Improvements value	\$870,000
Rates	
Waikato District	\$3,803.87
Waikato Regional	\$765.75



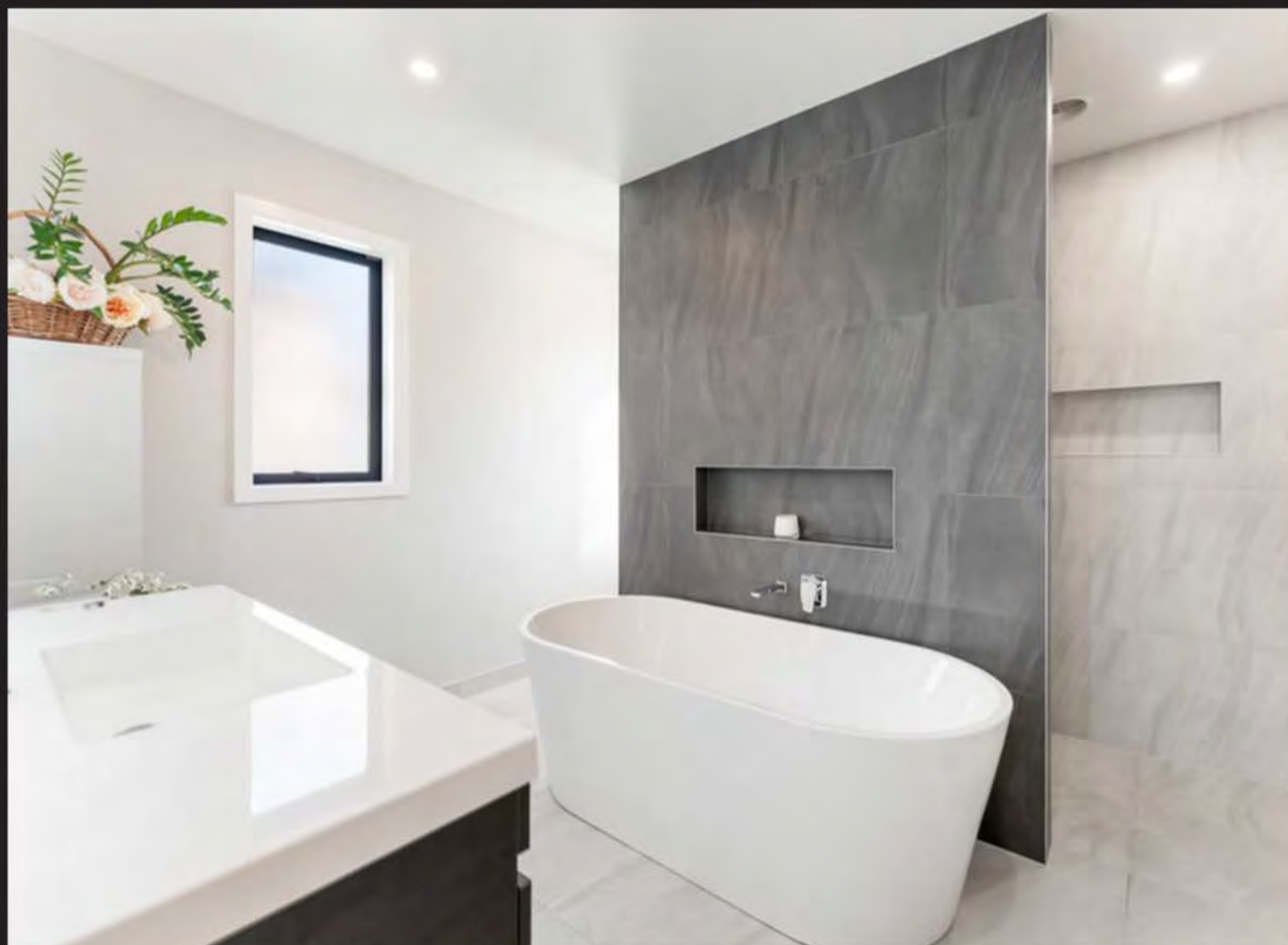
ENERGY

Heating	1 x wood fire & Ducted Heating and Cooling System
Windows	Aluminium double glazed
Water	2 x 25,000 Litre Tanks
Septic	Mushroom Tank (Under Ground)



CONSTRUCTION

Year built	2022
Exterior	Italian Brick
Roof	Coloursteel Longrun
EQ repairs	N/A





8 Vinifera Lane, Te Kauwhata, Auckland 3782

These measurements are approximate and are for illustration purposes only. This has been created to show the layout of the property. The building or architectural plans should be relied on for accuracy. All measurements are in meters. For further verification please seek your own enquiry with the agent or the property owner.

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!

RECOMMENDED SERVICES

MORTGAGE BROKER

Terri Franklin
021 241 8577
terrif@apexgroup.co.nz

Jan Baxter
027 354 5715
jan.baxter@kiwibank.co.nz

LAWYER

Belinda Williams - Base Law
021 648 883
belinda@baselaw.co.nz

BUILDER

Damian - Total House Inspections
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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.

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