



## TE KAMO

Welcome to 169A Fairway Drive ...

This single-level, two-bedroom brick home presents an excellent opportunity for a various range of buyers.

The rear unit of two, situated on popular Fairway Drive, the property features its own driveway, a two-car garage with internal access, and so much more.

The functional layout includes two spacious bedrooms, a separate toilet, and a full bathroom. The large living area and kitchen areas offer an open-plan feel while maintaining distinct zones for both living and dining. Year-round comfort is ensured with both a heat pump and a woodfire.

The living area extends into a conservatory that overlooks a tidy, private garden space. While the outdoor space is easy-care, there is still room to enhance the landscaping.

This home offers significant scope to add value and make it your own.

Conveniently located near schools, Te Kamo Village and public transport, plus it is only a short drive from central Whangarei.

This property perfectly combines practicality with lifestyle.



Price:	\$579,000
Certificate Of Title:	NA52A/1345
Legal Description:	Lot 5, DP 92758, Flat 2 DP 96392 Leasehold B135950.5, 999 years from 1/6/1982
Capital Value:	\$590,000 (2024)
Rates:	\$3,351.36 pa
Land Area:	Crosslease title - 1/2 share in 813 m2 (more or less)
Building Area :	120 m2 (more or less)
Age:	Circa 1982
Exterior:	Mix of brick & timber
Roof:	Decramastic
Joinery:	Aluminium
Living Areas:	Lounge - with conservatory
Bedrooms:	Two
Main bathroom:	Bath, Shower & Vanity
Toilet:	Separate room
Garaging:	Double - with internal access
Views:	Urban
Services:	Town water & sewage
Zoning:	Medium Density Residential Zone Refer to wdc.govt.nz-giz maps for further details

### Chattels:

Window treatments, light fittings, fixed floor coverings, dishwasher, stove, rangehood, dishwasher, waste disposal, heated towel rail, heatpump, bathroom extractor fan, electric HWC, security system (not working sold as is), security screen door, garden shed, clothesline

Council records indicate this property is situated in a medium landslide susceptibility zone and recorded as being with a NZAA site - (archaeological ref Q06/377)

Any building constructed, altered or refurbished before the year 2000 could have been built when asbestos and/or asbestos containing materials (ACMs) were still actively being used-this may not relate to this property however as we are not experts in this field and the house was built in that era, we recommend you do your own due diligence in this regard. For more information visit: <https://www.health.govt.nz/your-health/healthy-living/environment-health/hazardous-substances/asbestos>

The above property details have been sourced and/or provided by the seller or obtained from the Council property file, LIM or other appropriate authority, so while care has been taken in the preparation of these particulars, no responsibility is accepted for the accuracy of the whole or any part thereof and interested persons are strongly advised to make their own independent enquiry to satisfy themselves in all aspects of purchasing this and/or any property.

### BOUNDARY DISCLAIMER:

The sales team are unable to point out the true boundary lines. If boundary lines are important to you, it is essential that as an intending purchaser you undertake your own due diligence & seek legal advice in regards to having the boundaries being surveyed prior to purchasing.



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BEWARE OF POTENTIAL HAZARDS	POTENTIAL RISK	CONTROLS
Which could be found at this property		
Chemicals/cleaning products-possibly items kept in kitchen, bathroom and garage areas	Within reach of children Could be consumed	<ul style="list-style-type: none"> <li>All children must be Supervised by parent</li> </ul>
Grounds/ Bush areas - Sloping and uneven ground, Plants - privet, agapanthus Trees & tree roots etc Low hanging branches	Slipping, falling Adverse reaction to plant respiratory aggravation Falling tree foliage Eye injuries	<ul style="list-style-type: none"> <li>Warning sign erected Copy of hazards acknowledged by and provided to all viewers</li> </ul>
Obstructions across access ways	Tripping Falling	<ul style="list-style-type: none"> <li>Restrict access to hazard areas Customers remain a safe distance from hazard</li> </ul>
Drain/water	Slipping, falling Adverse weather	<ul style="list-style-type: none"> <li>Hazard sign and person monitoring hazard if required</li> </ul>
Internal / External/ Stairs uneven floor boards, rooms at differing floor levels No visual rails on glass doors Steep stairs with no hand rail	Tripping, falling Respiratory aggravation Walking into glass, Breaking glass Injury	<ul style="list-style-type: none"> <li>Appropriate footwear</li> </ul>
Unknown debris	Injury	<ul style="list-style-type: none"> <li>Keep aware/hazard sign Awareness of weather conditions</li> </ul>
Adverse weather conditions	Slipping on steps/grounds Reduced visibility	

## SELL WITH US ...

Fixed fee - \$19,000 incl GST commission

Some conditions apply....

For more information regarding this property contact the sales team

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**169a FAIRWAY DRIVE  
TE KAMO**



**\$579,000**

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