



Price:	\$599,000
Certificate Of Title:	399955
Legal Description:	Lot 1, DP400358
Capital Value:	\$650,000 (2024)
Rates:	\$5,792.64
Land Area:	451 m2 (more or less)
Building Area :	135 m2 (more or less)
Age:	Circa 1920's
Exterior:	Weatherboard
Roof:	Coloursteel
Joinery:	Timber + aluminium ranchslider
Living Areas:	Open plan
Bedrooms:	4 double bedrooms
Bathroom:	Shower, toilet & vanity
2nd Bathroom	Shower, toilet & vanity
Garaging:	Separate Single garage
Views:	Urban
Services:	Town water & sewage
Zoning:	Medium Density Residential Zone Refer to wdc.govtnz-giz maps for further details
Chattels:	Light fittings, electric hob & underbench oven, window coverings, range hood, bathroom extractor fan, fixed floor coverings, heat pump & remote x2, clothesline

Council records indicate this property is situated in a low landslide susceptibility zone.

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 you own due diligence in this regard.  
For more information visit: <https://www.health.govt.nz/your-health/healthy-living/environment-ealth/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.

# TE KAMO

## Welcome to 7 Three Mile Bush Road ...

An exceptional opportunity awaits in the heart of Kamo West. This classic, century-old bungalow has been recently updated, offering a perfect blend of timeless character with modern convenience..

The property's unique living configuration is where the options truly unfold. The main house features three spacious double bedrooms and a family bathroom. Adjoining with its own separate entrance, is a fourth bedroom or lounge, with bathroom, complete with its own separate power meter – perfect for housing extended family, bed and breakfast, or work from home options.

Council hold limited records of original build.

This property boasts a prime location, placing you right in the heart of the vibrant Kamo Village where you can stroll to the local shopping centre with benefits of an easy walk to the local schools, bus stop nearby plus schools within walking distance. Off street parking is good, plus there is a separate single garage.

For peace of mind and privacy, the yard is fully fenced and secure.

Seize this opportunity to secure a character home and lifestyle, set in one of Whangarei’s most desirable suburbs - instructions are SELL IT.

 451m<sup>2</sup>

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BEWARE OF POTENTIAL HAZARDS Which could be found at this property	POTENTIAL RISK	CONTROLS As required
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><li>Warning sign erected Copy of hazards acknowledged by and provided to all viewers</li><li>Restrict access to hazard areas Customers remain a safe distance from hazard</li><li>Hazard sign and person monitoring hazard if required</li><li>Appropriate footwear</li><li>Keep aware/hazard sign Awareness of weather conditions</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	
Obstructions across access ways	Tripping Falling	
Drain/water	Slipping, falling Adverse weather	
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	
Unknown debris	Injury	
Adverse weather conditions	Slipping on steps/grounds Reduced visibility	

## NEED TO SELL ?

List with us and pay a maximum commission of \$19,000 incl GST

Some conditions apply....

For more information regarding this property contact the sales team

**Pauline Dinsdale**

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**Lisa Struneski**

021 646 768

**Angela Quenault**

027 437 5295



# 7 THREE MILE BUSH ROAD TE KAMO



\$599,000

Proudly Marketed by the Olive Tree team

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