

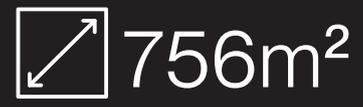


45 Mahi Road,  
Te Kauwhata



Priced to move quickly!

45 Mahi Road, Te Kauwhata



Key features:

- Two full bedrooms
- An office or small third bedroom (ideal for work-from home or guests)
- Seamless indoor outdoor flow to the wrap around deck
- A large, fully fenced backyard
- Total privacy from neighbours
- A well equipped and updated kitchen with a dual oven/steamer
- A separated laundry
- Updated bathroom with a separated shower and bath

This beautiful 1960s Bungalow Style Home sits behind tall, established hedges and full fencing, creating a rare sense of privacy you don't often find in this price range.

Wrapped by a sun soaked veranda and deck, the home opens out to a generous, usable flat section, perfect for relaxed mornings, long summer evenings, and the freedom to create more if you want to.







**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** SA1D/382  
**Land Registration District** South Auckland  
**Date Issued** 04 February 1963

**Prior References**  
SA250/70

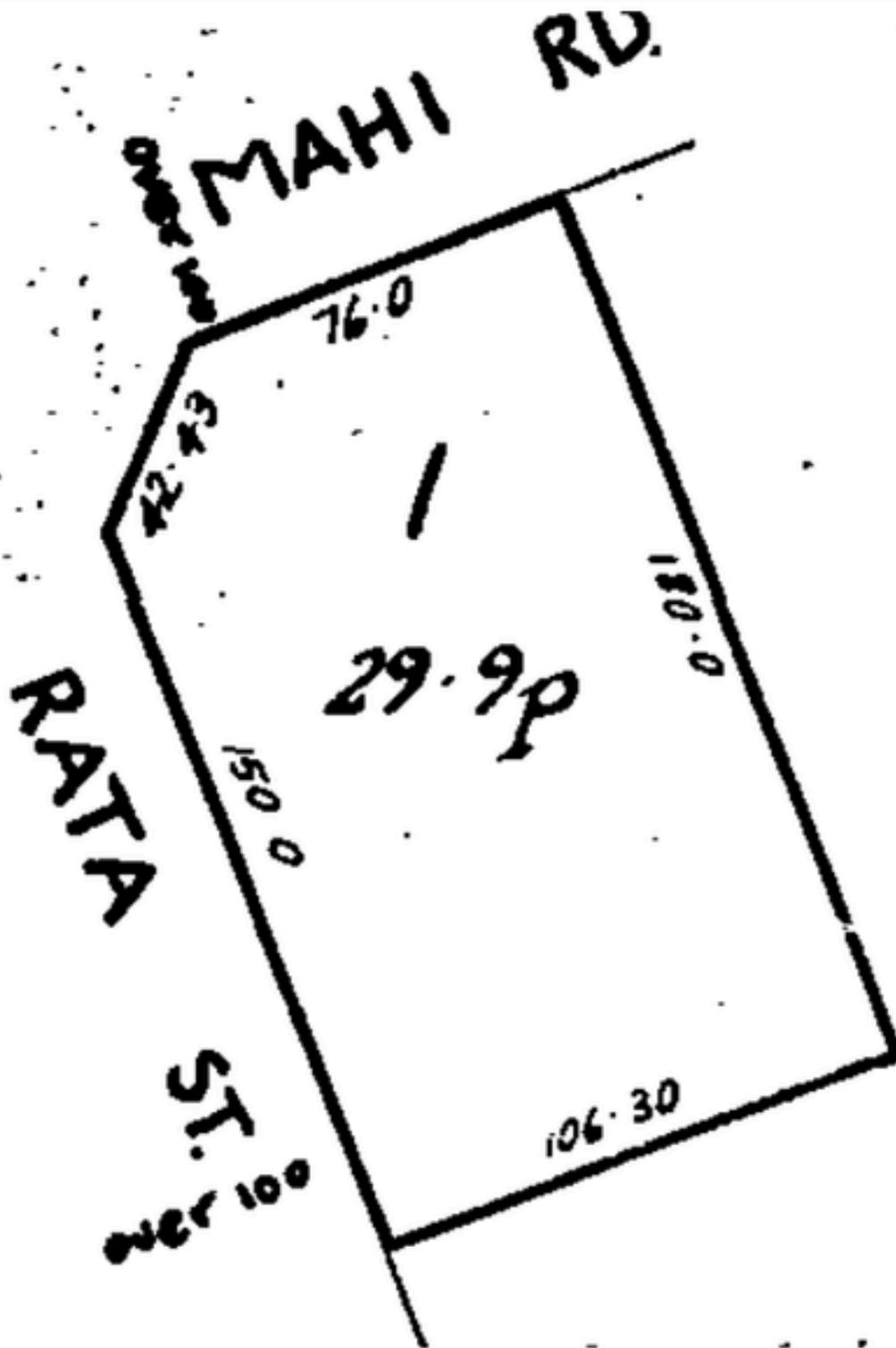
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**Estate** Fee Simple  
**Area** 756 square metres more or less  
**Legal Description** Lot 1 Deposited Plan South Auckland 6860  
**Registered Owners**  
Samuel Raymond Currie

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**Interests**

Subject to Section 59 Land Act 1948  
11475419.3 Mortgage to Liberty Financial Limited - 28.6.2019 at 9:40 am  
11647740.2 Variation of Mortgage 11475419.3 - 20.12.2019 at 11:37 am  
12516247.1 Mortgage to Oxford Finance Limited - 21.7.2022 at 10:12 am





## LEGALS

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Land area	756m <sup>2</sup>
Floor area	77sqm
Tenure	Vacant
Rateable value	\$480,000
Land value	\$360,000
Improvements value	\$120,000
Rates	
Waikato District	\$4551.56
Waikato Regional	\$386.43

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## CONSTRUCTION



Year built	1960s
Exterior	Weather board
Roof	Steel/G Iron

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# WHAT NEXT?

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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  
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@base law.co.nz

## Construction / Contractor

Steve  
027 484 4008

## Building Inspector

Total home inspection services  
Damian  
021 511 731  
damian@totalhouseinspections.co.nz

Jason  
022 677 1617  
jasont@thisnz.co.nz

# 45 Mahi Road - 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.

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## Kirsten Anderson - 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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**KIRSTEN ANDERSON**

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