



14 Cherry Grove,  
Tuakau



# MASSIVE Section, MAJOR Opportunity!

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74m<sup>2</sup>



1,106m<sup>2</sup>

Tucked away down a private driveway, this property offers peace, space, and incredible potential on an expansive 1,106sqm (approx.) recently levelled, fully fenced section. The classic Lockwood home is brimming with character and natural warmth, making it ideal for first home buyers, investors, or those looking for future development opportunities.

- The roof has had a facelift! New Paint, Reseal and New Shingle
- Two well proportioned bedrooms
- Light filled living area with large windows that invite in all day sun
- Wrap-around deck, perfect for entertaining or relaxing outdoors
- Functional kitchen with dishwasher, electric stove, and rangehood
- Separate laundry for convenience
- Heat pump to keep you comfortable all year round
- Carport plus plenty of off street parking for the boat, trailer, or extra vehicles
- Two garden sheds for storage or hobbies
- Established feijoa trees – enjoy your own homegrown fruit
- Fully fenced for pets and privacy







## LEGALS

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Land area	1106 m <sup>2</sup>
Floor area	74m <sup>2</sup>
Tenure	Vacant
Rateable value	\$600,000
Land value	\$455,000
Improvements value	\$145,000
Rates	
Waikato District	\$4,885.18
Waikato Regional	\$441.52



## ENERGY

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Heating	Heat Pump
Insulation	Unsure
Windows	Aluminum - Single Glazed
Services	Town Supply
Water Heating	Electric



## CONSTRUCTION

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Year built	1970s
Exterior	Lockwood
Roof	Concrete Tile
EQ repairs	N/A

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

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** NA26D/374  
**Land Registration District** North Auckland  
**Date Issued** 12 December 1973

**Prior References**  
NA483/33

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**Estate** Fee Simple  
**Area** 1107 square metres more or less  
**Legal Description** Lot 16 Deposited Plan 53048

**Registered Owners**  
Kayne David Ronald Bennett and Chaenala Marie Bennett

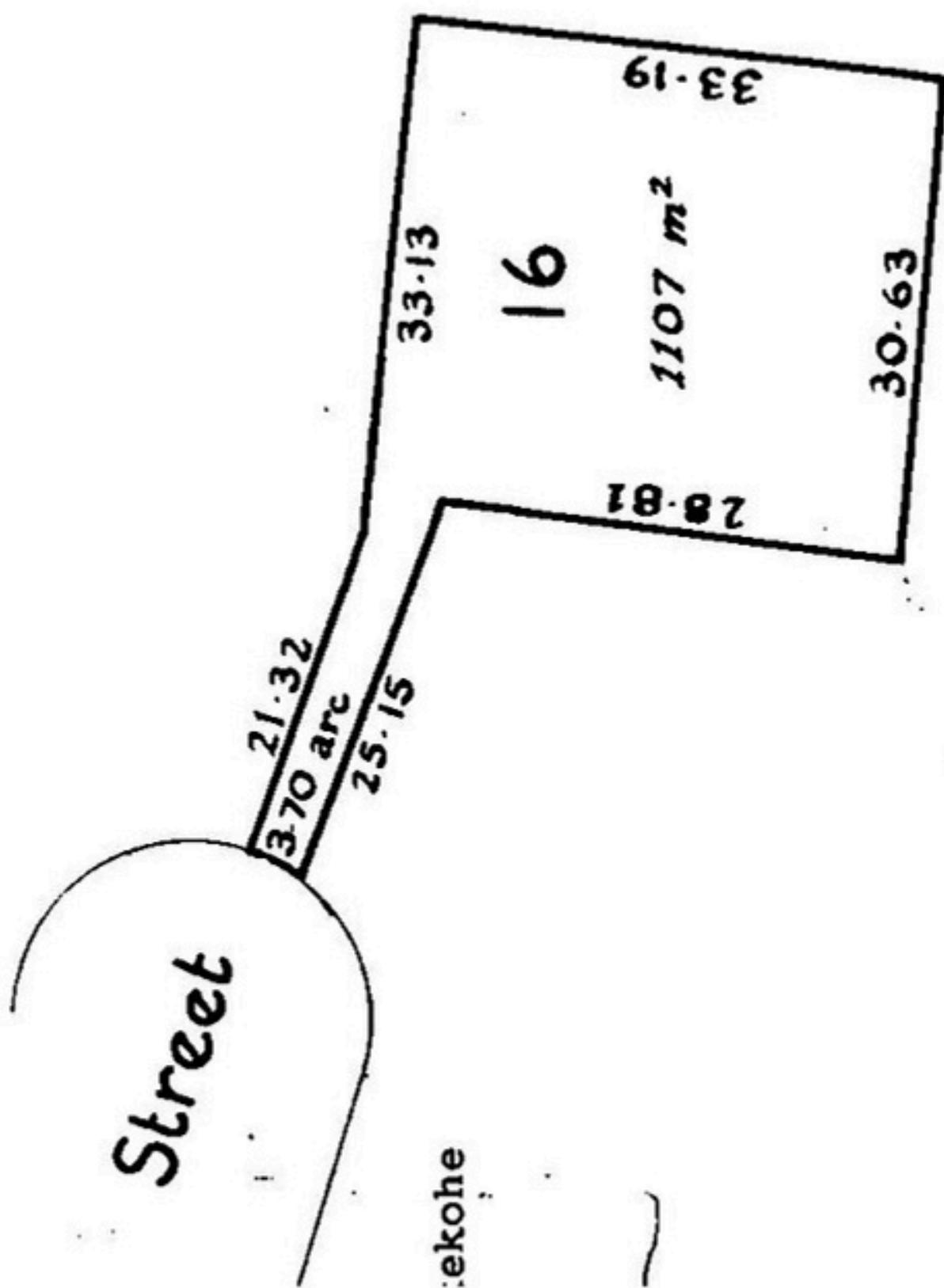
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**Interests**

A288 Building Line Restriction

13091955.3 Mortgage to ANZ Bank New Zealand Limited - 29.8.2024 at 1:49 pm

13112709.1 Variation of Mortgage 13091955.3 - 19.9.2024 at 12:07 pm



# 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!

# RECOMMENDED SERVICES

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## 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**  
021 511 731  
damian@totalhouseinspections.co.nz

**Jason - Total House Inspections**  
0800 844 795  
jasont@thisnz.co.nz

# 14 Cherry Grove - 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.



## 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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