



## TE KAMO

Welcome to 7a Station Road ...

Nestled in the heart of Te Kamo, this solid brick and tile unit presents a fantastic opportunity in a highly sought-after location.

Offering two well-sized bedrooms, a sunny and practical layout with two living spaces, with a private, easy-care courtyard, this property is the complete package.

Tidy, well-loved, and positioned just a short, flat walk from Te Kamo Village and local schools, it provides an unbeatable blend of comfort, convenience, and potential.

Whether first-home buyer, investor or seeking to downsize this unit could be just what you are looking for.

It's a wonderful opportunity to secure a foot hold in a fantastic location, with the potential to add your own personal style over time should you want, and build equity in a location that will always be in demand.

82m<sup>2</sup>   2   1   1   1 +



<b>Price:</b>	Seeking interest early \$400,000's
<b>Certificate Of Title:</b>	NA50A/40
<b>Legal Description:</b>	Flat 1, DP93601, having 1/3 int in 1012sqm being Sec10 Kamo
<b>Capital Value:</b>	\$400,000 (2025)
<b>Rates:</b>	\$3172.59
<b>Land Area:</b>	Cross lease title
<b>Building Area :</b>	82 m <sup>2</sup> (more or less)
<b>Age:</b>	Circa 1968
<b>Exterior:</b>	Brick Veneer
<b>Roof:</b>	Tile
<b>Joinery:</b>	Timber
<b>Living Areas:</b>	Lounge with sunroom/study off
<b>Bedrooms:</b>	Two
<b>Main bathroom:</b>	Shower, bath, vanity
<b>Toilet:</b>	Separate room
<b>Garaging:</b>	Carport
<b>Views:</b>	Urban
<b>Services:</b>	Town water & sewage
<b>Zoning:</b>	Medium Density Residential Zone Refer to wdc.govtnz-giz maps for further details
<b>Chattels:</b>	Electric stove, window treatments, light fittings, fixed floor coverings, garden shed, washing machine

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 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.





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 ...

and pay no more than \$19,000 incl GST commission

Some conditions apply...

For more information regarding this property contact the sales team

**Pauline Dinsdale** 021 344 866  
**Lisa Struneski** 021 646 768  
**Angela Quenault** 027 437 5295



# 7a STATION ROAD TE KAMO



## Seeking Interest Early \$400,000's

Proudly Marketed by the Olive Tree team  
**Office** 09 435 6575  
 027 435 6575  
**Email** connect@olivetreeproperty.co.nz  
**Website** Olivetreeproperty.co.nz  
**Facebook** Olive Tree  
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