



## TE KAMO

### Welcome to 12 Windsor Avenue...

Whether you are taking your first step onto the property ladder or seeking a peaceful, easy-care downsize, this home offers the perfect blend of comfort, convenience, and potential.

From the welcoming front porch—the ideal spot for a quiet morning coffee—into the light-filled, open-plan lounge and dining area, this warm space flows seamlessly into a sunny, practical kitchen and features direct access to the backyard, making indoor-outdoor living a breeze.

Neutral tones and new carpet create a clean and fresh canvas, ready for you to move in and make it your own. The layout includes three bedrooms (two of which are generous doubles), a separate toilet, and a separate bathroom. A dedicated laundry room, located off the kitchen, provides convenient internal access to the garage and an additional door to the garden.

Providing an oasis in a prime location, set on a generous 938m<sup>2</sup> section (approx), the grounds are a true highlight. The private, fully fenced backyard is a benefit for children, pets, and garden lovers alike.

Located just moments from Kamo's vibrant village shops, excellent local schools, and public transport, this home offers a lifestyle of complete convenience.

150m<sup>2</sup> 3 1 1 1



<b>Price:</b>	By Negotiation
<b>Certificate Of Title:</b>	NA13B/131
<b>Legal Description:</b>	Lot 13, DP58330
<b>Capital Value:</b>	\$750,000
<b>Rates:</b>	\$3807.00
<b>Land Area:</b>	938 m <sup>2</sup> (more or less)
<b>Building Area :</b>	150 m <sup>2</sup> (more or less)
<b>Age:</b>	Circa 1970's
<b>Exterior:</b>	Brick Veneer
<b>Roof:</b>	Decramastic
<b>Joinery:</b>	Aluminum
<b>Living Areas:</b>	Open plan - dining & lounge
<b>Bedrooms:</b>	3 with wardrobes
<b>Main bathroom:</b>	Bath, shower, vanity
<b>Toilet:</b>	Separate
<b>Garaging:</b>	Single, internal access
<b>Views:</b>	Urban
<b>Services:</b>	Town water & sewage
<b>Zoning:</b>	Medium density residential zone

#### Chattels:

Auto garage door with one remote, window treatments, clothesline, dishwasher, electric stove, bathroom extractor fan, fixed floor coverings, garden shed x2, Heat pump with 1 remote, light fittings, range hood, water filter (as is - not been used) flyscreens, plastic awning curtains, security screen door

Council records indicate this property is situated in flood susceptible area.

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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MORE DETAILS





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	All children must be Supervised by parent
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	Warning sign erected Copy of hazards acknowledged by and provided to all viewers
Obstructions across access ways	Tripping Falling	Restrict access to hazard areas Customers remain a safe distance from hazard
Drain/water	Slipping, falling Adverse weather	Hazard sign and person monitoring hazard if required
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	Appropriate footwear
Unknown debris	Injury	Keep aware/hazard sign Awareness of weather conditions
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

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## By Negotiation

Proudly Marketed by the Olive Tree team

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