



## RUATANGATA

### Welcome to 5 Miro Road ...

A substantial 196 m<sup>2</sup> modern home defined by high ceilings and clever design. Open-plan living area, featuring a cozy gas fire for winter nights and a kitchen that means business. The standout feature, however, is the tiled conservatory. With stacker doors opening to a private, paved courtyard, it's an incredible all-weather space for entertaining.

Accommodation designed for sanctuary and style with 2 spacious bedrooms, including a master suite that feels like a retreat, featuring a walk-in wardrobe. Also a study currently used as a third bedroom. The practicality continues outside with serious capacity for toys—there is an extra-large, high-stud double garage with a workshop, a dedicated carport, and plenty of room to park the boat or caravan. Plus, attic storage is a massive bonus.

Zoned for Matarau School with the bus stop at your driveway. A quick approx 13-minute drive to Kamo village and approx 20 minutes to Whangarei Hospital, making this an easy commute for families, professionals or a fantastic lock-and-leave base.

Living in the sought after Ruatangata community usually implies owning a ride-on mower and sacrificing your weekends to section maintenance. This property changes the rules. Sitting on a manageable 938 m<sup>2</sup> section, it is location without the lifestyle block workload.

If you love the idea of "country modern" but hate the idea of acreage, this is the one. It's private, polished, and ready for you to just move in and relax.

938m<sup>2</sup>   3   2   2   1



<b>Price:</b>	\$875,000
<b>Certificate Of Title:</b>	NA3A/1106
<b>Legal Description:</b>	Allotment 173 Parish of Ruatangata
<b>Capital Value:</b>	\$860,000 (2025)
<b>Rates:</b>	\$2,312.51 p.a.
<b>Land Area:</b>	938 m <sup>2</sup> (more or less)
<b>Building Area :</b>	196 m <sup>2</sup> (more or less)
<b>Age:</b>	2007
<b>Exterior:</b>	Coloursteel
<b>Roof:</b>	Long run galvanised iron
<b>Joinery:</b>	Aluminium
<b>Living Areas:</b>	Two - including approx 20sqm tiled area
<b>Bedrooms:</b>	Two double bedrooms, plus study used as a 3 <sup>rd</sup> bedroom
<b>Main bathroom:</b>	Shower, vanity & toilet
<b>Ensuite:</b>	Shower, vanity & toilet
<b>Toilet:</b>	In bathroom & ensuite
<b>Garaging:</b>	Double garage - with internal access
<b>Views:</b>	Rural
<b>Services:</b>	Two 15,000 Litre water tanks, septic tank
<b>Zoning:</b>	Rural Lifestyle - Settlement Zone
<b>Chattels:</b>	Refer to wdc.govtnz-giz maps for further details

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

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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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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# 5 MIRO ROAD RUATANGATA



**\$875,000**

Proudly Marketed by the Olive Tree team

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