



<b>Price:</b>	Set Date Sale - closes 19 February @ 2pm, unless sold prior
<b>Certificate Of Title:</b>	NA1014/283
<b>Legal Description:</b>	Lot 2, DP37936
<b>Capital Value:</b>	\$630,000 (2024)
<b>Rates:</b>	\$3,741.39
<b>Land Area:</b>	1012 m2 (more or less)
<b>Building Area :</b>	110 m2 (more or less)
<b>Age:</b>	Circa 1961
<b>Exterior:</b>	Timber
<b>Roof:</b>	Iron
<b>Joinery:</b>	Aluminium
<b>Living Areas:</b>	Open Plan
<b>Bedrooms:</b>	3 bedrooms + office
<b>Main bathroom:</b>	Bath & vanity - shower in laundry
<b>Toilet:</b>	Separate room with vanity
<b>Garaging:</b>	Separate double garage plus carport
<b>Views:</b>	Urban
<b>Services:</b>	Town water & sewage & mains gas
<b>Zoning:</b>	Medium Density Residential Zone
	Refer to wdc.govtnz-giz maps for further details

<b>Chattels:</b>	Window treatments, light fittings, fixed floor coverings, gas califont, electric stove, rangehood, waste disposal unit, clothesline, garden shed
	Dishwasher - excluded but can be sold separately

Council records show 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 you own due diligence in this regard. For more information visit: <https://lwww.health.govt.nz/your-health/healthy-living/environment-ealth/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.

## TE KAMO

Welcome to 449 Kamo Road ...

Three bedroom plus office home with three car garaging on large flat section. The tenants have moved so this vacant property is seriously for sale. A classic 1960's home offering huge potential, and positioned on one of the main links to popular Te Kamo. This is a genuine "as is where is" opportunity - perfect for buyers who can see past the work needed and recognise the value in location, land and future possibilities. Sitting on a flat 1012sqm easily workable section, this property is ideal for those looking to renovate, landbank or explore development options. The site offers excellent access, good sun and the kind of usability thats getting harder to find in Whangarei's northern corridor. The home itself is a true doer-upper, quite liveable as is, however ready for someone with vision to bring it back to life. Whether you are builder, investor or first home buyer wanting to add value, this is your chance to secure a property with strong upside in a high demand location. Not far away is the cycleway to CBD, the bus stop, popular schools and the Te Kamo Village. Fully fenced secure yard. Ramp at back door entrance. Instructions "bring us an offer, we want this sold" - so how much is this worth to you?

 110m<sup>2</sup>  3  1  3  1



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BEWARE OF POTENTIAL HAZARDS Which could be found at this property	POTENTIAL RISK	CONTROLS As required
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><li>Warning sign erected Copy of hazards acknowledged by and provided to all viewers</li><li>Restrict access to hazard areas Customers remain a safe distance from hazard</li><li>Hazard sign and person monitoring hazard if required</li><li>Appropriate footwear</li><li>Keep aware/hazard sign Awareness of weather conditions</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	
Obstructions across access ways	Tripping Falling	
Drain/water	Slipping, falling Adverse weather	
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	
Unknown debris	Injury	
Adverse weather conditions	Slipping on steps/grounds Reduced visibility	

Our Fee = \$19,000 incl GST

Sell with us - fixed fee regardless of sale price

3% plus GST up to a maximum \$19,000 - Sole Agency only

For more information regarding this property contact the sales team

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Angela Quenault

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# 449 KAMO ROAD

## TE KAMO



SET DATE SALE

Closes 19 February 2026 @ 2pm

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Proudly Marketed by the Olive Tree team

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