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48 Travers Road,  
Te Kauwhata



# Two Wings. One Unmissable Opportunity.

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With an impressive 390m<sup>2</sup> floor plan, this home delivers something rarely found: a substantial main residence PLUS a fully separate guest wing perfect for extended family, teenagers, work from home professionals, Airbnb potential, or long term guests who need their own space.



\*Boundary lines are indicative only

6 Bedroom

3 Bathroom

2 Car  
Garage

390m<sup>2</sup>

8000m<sup>2</sup>





## Motivated. Ready. Selling

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### FEATURES

- **Massive 390m<sup>2</sup> home space on a scale that's becoming almost impossible to replace**
- **Separate guest wing with its own living, bedroom and bathroom privacy without compromise**
- **Multiple living areas that let everyone spread out (or come together when it counts)**
- **A warm, central living hub anchored by a modern gas fire cosy, clean, and effortless**
- **Large kitchen with room to host, cater, and entertain with ease**
- **Seamless indoor outdoor flow to patios, lawn, and entertaining zones**
- **Spa pool with sunset views this is how evenings should end**
- **Established grounds, fruit trees, and room to grow, play, or relax**
- **Grazing paddocks and stable for a pony, horse or calf club pets**
- **An ideal powered site located inside the gates and set well away from the dwelling, suitable for a large shed.**
- **Garaging, storage, and off street parking to match the home's scale**



## The Lifestyle

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- Morning coffee with views.
- Kids with space to roam.
- Guests who can stay without ever being “in the way.”
- Sunsets from the spa.

### Location

- Minutes drive - Main Street
- Minutes drive to the North and South Motorway on/off ramps
- 30 Minutes Hamilton
- 30 Minutes Auckland
- 30 Minutes Pukekohe
- 10 Minutes Hampton Downs









## LEGALS

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Land area	8000m2
Floor area	390 sqm
Tenure	owner-occupancy
Rateable value	\$1,610,000
Land value	\$520,000
Improvements value	\$1,090,000
Rates	
Waikato District	<b>\$4939.42</b>
Waikato Regional	<b>\$879.26</b>



## ENERGY

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Heating	1 x double sided gas fire & Ducted Heating and Cooling, underfloor heating in kitchen, main bathroom and ensuite, gas hot water System
Windows	Aluminium double glazed
Septic	Mushroom Tank ( Under Ground)



## CONSTRUCTION

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Year built	2008
Exterior	Hinuera Natural Stone
Roof	Concrete Tile
EQ repairs	N/A

## Guest wing



## Guest wing



Virtual Staging



48 Travers Road, Te Kauwhata, Auckland 3782

These measurements are approximate and are for illustration purposes only. This has been created to show the layout of the property. The building or architectural

# 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

# 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.

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## 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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