

# PROPERTY BROCHURE

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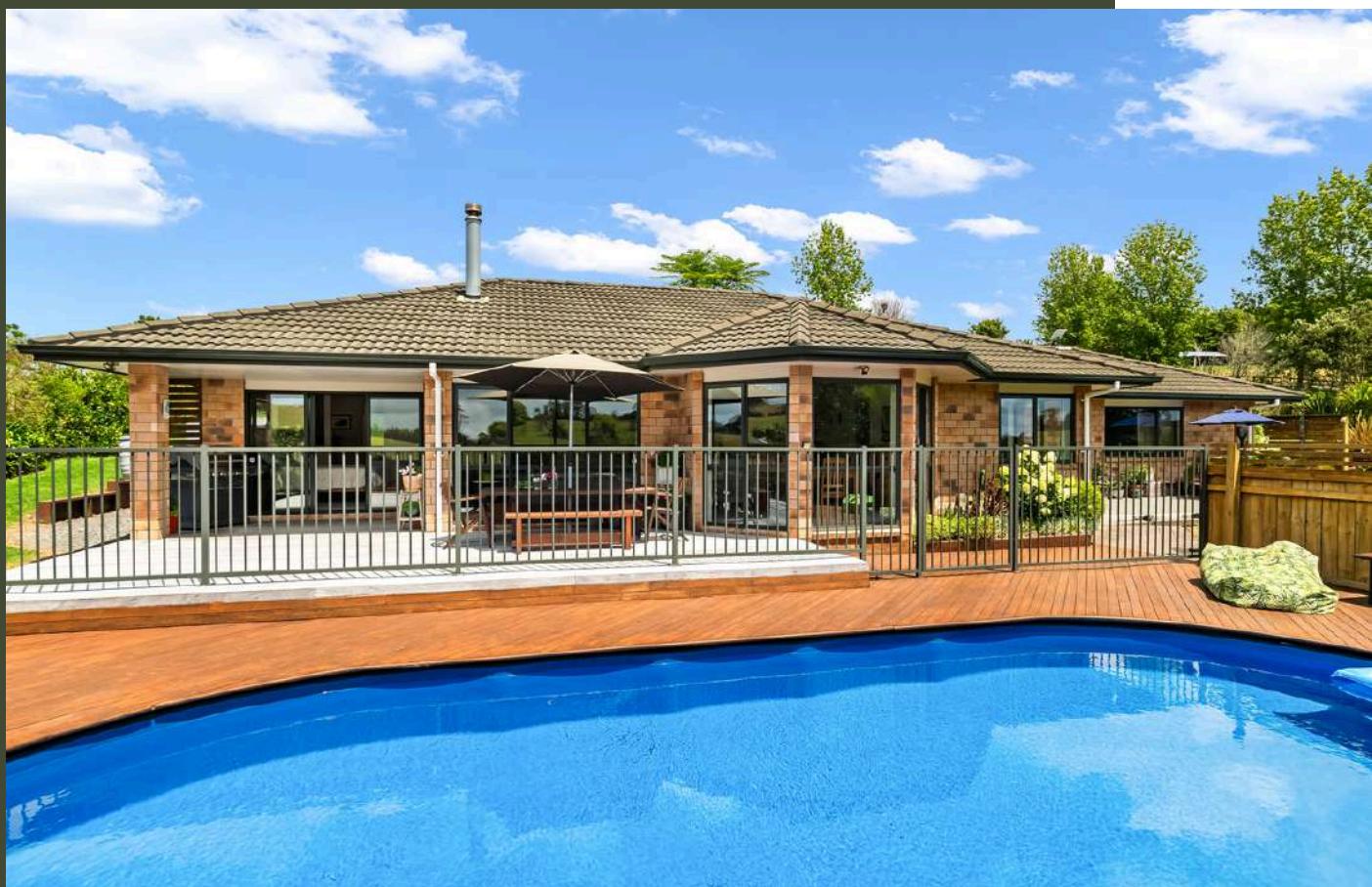
1049 PIPIWAI ROAD, RUATANGATA WEST

SUE & DAMIEN  
PROPERTY TEAM

OWN  
REAL ESTATE

1049 PIPIWAI ROAD, RUATANGATA WEST

**SPACE TO LIVE, CLOSE  
TO TOWN...**



1.0960  
HA



200  
SQM



4



2



2



2

**DEADLINE SALE  
1PM 25 FEBRUARY 2026 (PRIOR OFFERS CONSIDERED)**

Space to live, close to town...

Set on 1.096 hectares in the heart of Ruatangata, this manageable lifestyle property offers the space and freedom of rural living without the isolation. Just 12 minutes from Kamo village, it strikes an easy balance between privacy and everyday convenience.

The 200sqm brick-and-tile home is solid, sunny, and well suited to family life. Four bedrooms are supported by two generous living areas, allowing space to spread out or retreat when needed. The layout is practical, the proportions feel right, and the rural outlook is calm and easy to live with.



Outdoor living is where the lifestyle really shines. A large north facing deck, swimming pool, pizza oven, and BBQ area create an ideal setting for summer evenings, relaxed entertaining, and active family life..

With double glazing, a wood burner for winter warmth, double garaging, ample water supply, and gently sloping, usable land, this is country living that simply works - comfortable, functional, and ready to enjoy.

Country living, done right. This one is a must-see.

# KEY PROPERTY DETAILS

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<b>LEGAL DESCRIPTION</b>	Lot 1, Deposited Plan 189837, Record of Title NA119C/478
<b>CV</b>	\$1,050,000 (2025/2026)
<b>RATES</b>	\$2,621.30
<b>DATE BUILT</b>	Building Consent & Code Compliance Certificate issued 2004
<b>ZONING</b>	Rural production
<b>LAND AREA</b>	1.0960ha (more or less)
<b>FLOOR AREA</b>	200sqm
<b>LIVING AREAS</b>	2
<b>BEDROOMS</b>	3 plus study/fourth bedroom option
<b>BATHROOMS</b>	2 - family bathroom plus ensuite
<b>KITCHEN</b>	Wall oven, 600mm induction hob, 900mm rangehood, dishwasher, thermal wrapped cabinets, Formica benches with hardwood bullnose, water filter
<b>LAUNDRY</b>	Located in the garage
<b>HEATING</b>	Woodburner, underfloor heating in the bathrooms
<b>INTERIOR LIGHTING</b>	All LED
<b>INSULATION</b>	Ceiling, walls and garage door
<b>WATER HEATING</b>	Electric cylinder
<b>ROOF</b>	Concrete tile
<b>JOINERY</b>	Double glazed aluminium
<b>CLADDING</b>	Brick
<b>FLOOR</b>	Concrete pad with carpet, tile, and hardwood coverings
<b>WATER SOURCE</b>	Rain collection - x2 25,000L concrete tanks (cleaned late 2025). Water pump in the garage.
<b>WASTE</b>	Standard septic, maintained in a 4-yearly cycle by The Bog Doc. Last cleaned 2024.
<b>INTERNET</b>	Starlink (will be taken with the current owner). Uber and wireless are an option. Copper phone line installed.
<b>SCHOOL ZONE</b>	Within the Matarau School zone. School bus stops at the bottom of the driveway (this bus also services Kamo High School)
<b>PARKING</b>	Double garage plus ample outside parking

# KEY PROPERTY DETAILS

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PIZZA OVEN	Wood fired
POOL	<ul style="list-style-type: none"><li>• 9.1m x 4.5m lifestyle pool</li><li>• Rebuilt with new liner in 2025 by PoolFx</li><li>• Chlorine</li><li>• 1.2m-1.5m (centre) in depth</li><li>• UV stabilised liner</li><li>• CCC 2008, on WDC pool register</li></ul>
PADDOCK	<ul style="list-style-type: none"><li>• Large open paddock</li><li>• New boundary fences on the northern &amp; eastern sides</li><li>• x2 troughs (concrete &amp; plastic)</li><li>• Pond, rain fed with land overflow</li></ul>
HOME ORCHARD	Assorted trees which include apples, plums, lemons, orange, mandarin, lime, avocado, grape, tamarillo, peachcot, bananas, pineapple, feijoa
FENCING	<ul style="list-style-type: none"><li>• Post &amp; rail fencing around the house, wire &amp; batten on boundaries, with a gate at the entrance to the house</li><li>• Vehicle access to the paddocks at the foot of the property</li><li>• Penning area in the south-east corner of the property</li></ul>
DOG ENCLOSURE	Located behind the house
DRIVEWAY	3 users in total (Easement to use). Amicable arrangement for repairs as required - cost is split between users
COVERED AREA	Located beside the garage
CHATTELS	Pool equipment and cover, auto garage door + x2 openers, window treatments, clothesline, dishwasher, electric wall oven, induction hob, rangehood, kitchen water filter, bathroom/heat/extractor light units x2, fixed floor coverings, garden shed, heated towel rails x2, light fittings, pet sensitive security system (unmonitored), smoke detectors, water pump, pizza oven, planter box/screen at entrance, woodburner, wall mounted fan in the master bedroom, cat flap, doorbell for front door and gate, original drapes from the study will be left with the property

## DISCLOSURES

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See property disclosures and acknowledgments document



# DEADLINE SALE

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## **How does a Deadline Sale work?**

A Deadline Sale is a method where a property is marketed without a price, and all offers must be submitted on or before a set deadline date. As a buyer, this means you have time to view the property, complete your due diligence, and prepare your best offer - whether it's conditional or unconditional.

Because both cash and conditional buyers are welcome, there's often strong competition. The aim is to create a multi-offer situation, so it's important to put your best foot forward. Your agent will guide you through the process, but ultimately, the seller will consider all offers submitted by the deadline and choose the one that best suits them.

## **What is a multiple offer?**

A multiple offer situation occurs when more than one buyer submits an offer at the same time. In this case, all buyers are encouraged to present their strongest offer, as the seller will either accept one or negotiate with a single buyer—excluding others from further negotiation.

## **What does “unless sold prior” mean?**

When a Deadline Sale is advertised with “unless sold prior,” it means the seller is open to accepting an offer before the official deadline. If this happens, the agent will notify all interested buyers and invite them to submit their offers, potentially creating a multiple offer scenario earlier than expected. If the seller accepts an unconditional offer, the property is sold immediately. If a conditional offer is accepted, the sale method may shift to “Price by Negotiation” while that contract is in place. As a buyer, it's important to stay in close contact with the agent and be ready to act quickly if you're seriously interested.

## PHOTO GALLERY

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“

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simply works -  
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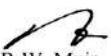
# CERTIFICATE OF TITLE



## RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD

Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **NA119C/478**

**Land Registration District** **North Auckland**

**Date Issued** 08 November 1999

**Prior References**

NA86A/204

NA86A/205

**Estate** Fee Simple

**Area** 1.0960 hectares more or less

**Legal Description** Lot 1 Deposited Plan 189837

**Registered Owners**

Brett Peter Piskulic and Jacqueline Michelle Piskulic

**Interests**

Appurtenant hereto are water rights created by Transfer 148238.6

Appurtenant hereto is a right of way specified in Easement Certificate D449610.6 - 8.11.1999 at 3.03 pm

Subject to a right to transmit electricity over part marked C on DP 189837 specified in Easement Certificate D449610.6 - 8.11.1999 at 3.03 pm

The easements specified in Easement Certificate D449610.6 are subject to Section 243 (a) Resource Management Act 1991

# BOUNDARY MAP

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Obtained from the WDC Gis maps



## SUE MAICH & DAMIEN DAVIS

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Strongly focused on being at the top of their game, Sue and Damien have been driven to elevate their success and launch OWN Real Estate - a venture embodying their vision for a more personalised, client-focused approach. By stepping away from the constraints of a large corporate brand, Sue and Damien now embrace the independence of their OWN brand, allowing them to harness their principles of adding value to their clients transactions through the very best marketing, attention to detail and outstanding client service.

Equipped with the latest real estate strategies and technology, they are at the forefront of modern property marketing and negotiation. With over 30 years of combined experience and a track record in successful local development projects, they offer unmatched expertise in every transaction.

By their own admission, Sue and Damien run a tight ship. Their team handles the administrative tasks freeing Sue and Damien to do what they do best - seeking out property to sell, forming tight working relationships with their vendors and purchasers, marketing property superbly and negotiating sales.

Nothing is left to chance. Utilising the specific skills of a professional photographer, graphic designer, cleaner, builder, painter and home staging company if required. A home marketed by Sue and Damien is a strategically managed listing, destined to attain the best price in the least amount of time. Much of Sue and Damien's business now comes by the way of personal referral or repeat dealings with those who have enjoyed and highly regard doing real estate their way.

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