



38 McVie road,  
Huntly



## 38 McVie road, HUNTLY

 4  2  2  250m<sup>2</sup>  2438m<sup>2</sup>

This beautifully renovated two-storey concrete-clad home offers immediate comfort with exciting future potential. Recently refreshed with brand-new carpet, updated flooring, and a modern kitchen, it's ready to enjoy from day one.

Spanning approximately 250m<sup>2</sup>, the flexible layout includes light-filled upstairs living and dining flowing onto an expansive deck overlooking the 2,438m<sup>2</sup> freehold section. Downstairs features its own bedroom, living area, kitchenette, and bathroom, providing excellent separation and strong dual-living or home-and-income potential.

The generous landholding offers privacy and space, with further potential to explore additional dwellings or minor units (subject to council consent), making this an appealing option for families, investors, and future-focused buyers alike.

Please note: The vendor advises a Code Compliance Certificate has been issued for the dwelling; however, the CCC excludes the roof and certain internal works. Purchasers are advised to undertake their own due diligence.



# Property Features

- Solid concrete cladding
- Brand-new carpet throughout living areas
- 4 bedrooms
- staircase
- Iron roof
- Concrete flooring
- Floor area approx. 250m<sup>2</sup>
- Land area approx. 2,438m<sup>2</sup> (freehold)
- Internal double garage
- Dual-living / home-and-income potential
- Electric oven & gas cooking
- Dishwasher
- Infinity gas hot water system
- Insulated walls and roof
- Fibre internet
- Town water supply & septic system
- Expansive decking for outdoor living
- Location

## **Prime position with easy**

## **access to major centres:**

- 20–25 mins to Te Rapa,  
Hamilton
- ~38 mins to Morrinsville
- Under 1 hour to Auckland













**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** SA70B/876  
**Land Registration District** South Auckland  
**Date Issued** 09 October 2000

**Prior References**  
SA66A/896

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<b>Estate</b>	Fee Simple
<b>Area</b>	2438 square metres more or less
<b>Legal Description</b>	Lot 1 Deposited Plan South Auckland 83302 and Section 1 Survey Office Plan 61047

**Registered Owners**  
Robert Steven Christian

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**Interests**

Subject to mining and incidental rights created by Conveyance 249228 (R257/517) (affects Lot 1 on DPS 83302)  
B609579.1 Certificate of consent pursuant to Section 115 Public Works Act 1981 - 1.6.2000 at 11.08 am (affects Lot 1 on DPS 83302)  
B624445.2 Consent Notice pursuant to Section 221 (1) Resource Management Act 1991 - 5.9.2000 at 9.09 am (affects Lot 1 DPS 83302)  
Land Covenant in Transfer B636444.1 - 28.11.2000 at 1.36 pm  
Fencing Covenant in Transfer B636444.1 - 28.11.2000 at 1.36 pm  
12533500.4 Mortgage to ASB Bank Limited - 17.8.2022 at 9:56 am



# 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:

## SUBMIT AN OFFER WITH CONDITIONS

**1** 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!

# FUSION

Fusion was founded with a simple but powerful mission: to create a real estate experience built on trust, care, and outstanding results. What began as a partnership between two local agents has now evolved into a bold, independently led brand – with Kirsten Anderson at the helm of a growing team of passionate sales professionals backing her vision.

With deep roots in Te Kauwhata and surrounding areas, Fusion isn't just about property – it's about people. We understand the emotional and financial weight of every real estate decision, and we're here to make that journey seamless, supportive, and successful.

Kirsten's strengths lie in high-impact marketing, authentic connection, and a hands-on approach that makes every client feel like family. She leads a dynamic team that's growing fast, bringing fresh energy, local insight, and a shared commitment to excellence.

At Fusion, we don't just list homes – we partner with you every step of the way. Whether it's staging a property, rolling up our sleeves for a pre-market spruce-up, or negotiating the deal that gets you where you want to be, we're right beside you.

Real estate is personal – and so are we. At Fusion, you're never just a number. You're part of something local, loyal, and driven to deliver.





# YOUR FUSION TEAM



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.



## Real Connections, Real Relationships

Covenant is known for genuine care, a fresh perspective, and a commitment to helping people achieve their property goals. With a calm and understanding approach, Covenant takes the time to listen, support, and guide both buyers and sellers through every step of their real estate journey.

Recognised for consistent results and trusted by clients for her honesty and professionalism, Covenant's success is built on relationships as much as outcomes. She believes real estate is about more than property — it's about people, community, and creating new beginnings.

Now proudly part of the Fusion team in Te Kauwhata, Covenant combines local knowledge, dedication, and a personal touch to ensure every client feels valued, informed, and confident in their decisions.



# Let's make it happen.

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