



022 479 5738
jenny@dwelre.co.nz
dwelre.co.nz

PROPERTY BROCHURE

129A Dip Road, Kamo

Jenny Martin

dwel
REAL ESTATE

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Private Spacious Living In Kamo with Bush Outlooks!

129A Dip Road, Kamo



4 Bedrooms,
Office & Study



3 Bathrooms



3 Garaging



275m²



2,218m²

Price Indication: Early \$1 million price range

Perched on picturesque Dip Road in the popular suburb of Kamo, this generously proportioned 4-5 bedroom home offers space, flexibility, and a wonderful sense of privacy. With multiple living areas, four bedrooms plus office/study spaces, and a thoughtfully designed self-contained wing; the layout caters effortlessly to families, extended living, or work-from-home needs. Only having had 2 owners, this property has been truly loved and lived in but is now ready for its next family to create their own special memories.

Step inside this well-appointed home to discover a light-filled interior with ample living space for the whole family and then some, to enjoy. The modern kitchen is at the centre of the home, featuring working appliances, a breakfast bar and great views out onto the deck and bush area. The main lounge is huge and sliders open right up onto the massive deck. This North facing property gets lots of sun and plenty of birdlife are seen in and around the property.

Down one wing, you will find an office and 3 bedrooms; 1 bedroom with an ensuite and slider door, taking you out to the deck. All the bedrooms are generously sized, offering privacy and tranquility for restful nights. The main bathroom is cleverly designed, encompassing a separate toilet and shower/bath area to accommodate the family.

The pleasant surprise here is the fully self-contained space in the other wing of the home; this area has its own kitchen space (with dishwasher), an office, laundry and bathroom leading into a large 4th bedroom area. The 2nd lounge is an inviting space to relax in and also has slider doors opening up onto the deck. This is a perfect area to be used for extended family, a teenage space or endless other opportunities for its use.

Outside, the property features a lock up garage, undercover carport and plenty of carparking. And that massive deck is just made for outdoor entertaining, soaking up the sun or simply unwinding in nature's embrace.

North-facing and filled with natural light, the home opens seamlessly to a substantial deck where bush views, birdsong, and all-day sun create an inviting setting for relaxed living and entertaining. Just moments from Kamo Village, schools, and local amenities, this is a home that is a sought-after choice for families looking to settle in a popular neighbourhood. Don't miss this opportunity to make this stunning property your new home!

Viewing is by appointment only so contact Jenny Martin at Dwell Real Estate to take a look around this fabulous property.



Scan to download report
sales and particulars

LEGALS & CONSTRUCTION

Land area	2,218 m ²
Floor area	275 m ²
Tenure	Freehold
Rateable value	\$1,025,000
Land value	\$350,000
Improvements value	\$675,000
Rates	\$2629.13
Council zone School	Kamo schools
Year built	2008
Exterior	Aon Panel fibre cement sheets
Roof	Coloursteel longrun
Insulation	Roof, underfloor
Other	Only 2 owners

CHATTELS

- Blinds & curtains
- Dishwasher x 2
- Wall oven
- Electric hob x 2
- Rangehood x 2
- Extractor fan
- Fixed floor coverings
- Mains HWC x 2
- Light fittings
- Smoke detectors

DISCLOSURES

- Conservation covenant – see D425854.3 in pack
- Moderate instability zone – on hazards map WDC
- 2008 – 4 bedroom dwelling + office + study built
- 2012 – CC issued
- some outside sensor lights not working
- Carpet worn in places (lounges, bedrooms)
- Light in rangehood not working
- Big blind in 2nd lounge doesn't pull completely up
- Light in main bathroom not working
- Master bedroom – small water leak on ceiling – repaired by tradesman
- Main bedroom/ensuite – paint peeling
- Exterior cladding/garage door repairs completed by vendor



**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 **253060**
Land Registration District **North Auckland**
Date Issued 22 September 2006

Prior References
NA124A/405

Estate Fee Simple
Area 2218 square metres more or less
Legal Description Lot 2 Deposited Plan 362067
Registered Owners
Louise Yvonne Marene Kuraia

Interests

D425854.3 Conservation Covenant pursuant to Section 77 Reserves Act 1977 - produced 1.9.1999 at 11.00 am and entered 15.9.1999 at 9.00 am

7041993.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 22.9.2006 at 9:00 am

Appurtenant hereto is a right of way, right to convey water and a right to convey telecommunications and computer media created by Easement Instrument 7041993.5 - 22.9.2006 at 9:00 am

The easements created by Easement Instrument 7041993.5 are subject to Section 243 (a) Resource Management Act 1991

7791074.1 Encumbrance to Whangarei District Council - 21.4.2008 at 9:00 am

8900397.2 Variation of Encumbrance 7791074.1 - 3.11.2011 at 9:24 am

9374604.3 Mortgage to Westpac New Zealand Limited - 26.4.2013 at 3:06 pm

Notes

Testimonials About Us

“

AMAZING COMMUNICATION!

Loved our experience with Jenny, she kept us informed the whole way through selling our house and was so patient with us always asking questions. Highly recommend her.

“

VERY PROFESSIONAL

Always on time for open homes. made sure the house presented at its best and an excellent communicator.

“

PERSONAL SERVICE

Jenny gives you sage advice based on her wealth of experience and works for you to get the best possible result. Have used her before and would do so again.

“

VERY HAPPY

Very happy. Jenny's professionalism, attention to detail and friendly approach made the sales process a positive experience despite challenging market conditions. I would not hesitate to recommend Jenny to friends and family.



Jenny Martin

Real Estate Specialist & Property Matchmaker
022 479 5738 | jenny@dwelre.co.nz | dwelre.co.nz

With over a decade of proven success selling over 500 properties across Whangarei, I am proud to introduce Dwell Real Estate; a boutique, bespoke agency powered by genuine connection and modern strategy.

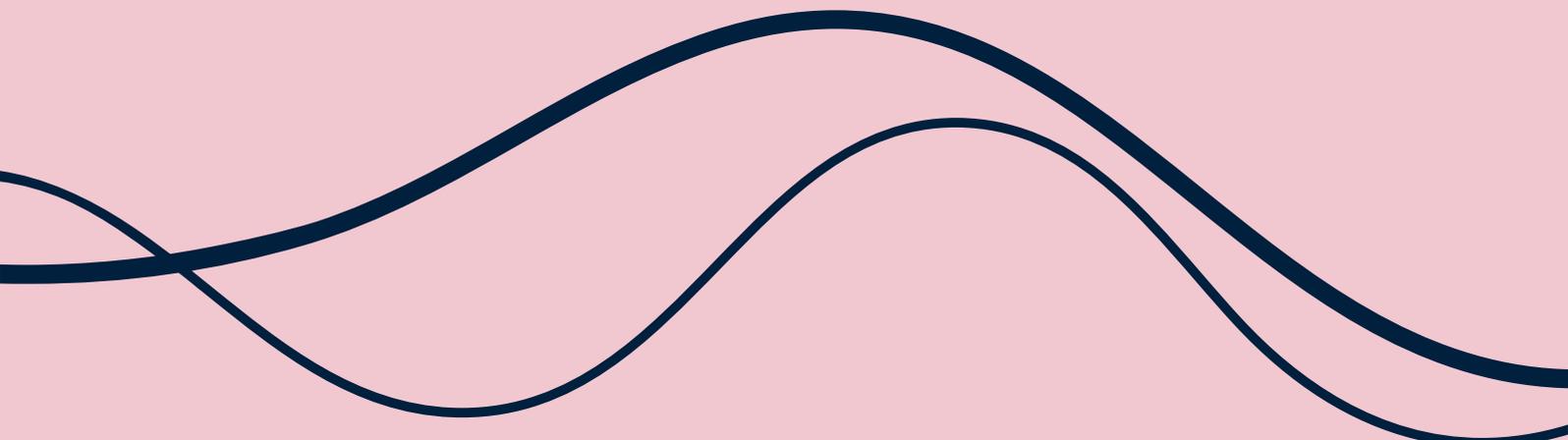
I understand that your home represents more than just an investment; it's where your life unfolds. I am vendor focused, I will listen to your needs and work with you every step of the way. I treat every property as if it were my own, combining local knowledge, strategic marketing, and genuine care to achieve exceptional results.

When you work with me, you get experience, honesty, and results that speak for themselves. Let's position your property to shine because your home deserves to stand out in the market.

If you are considering selling, I would love to chat!



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Sell Smart, Dwell Better

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