



MAUNGAKARAMEA

Welcome to 3 Maddendale Place ...

Is this what you’ve been looking for?

A delightful brick veneer residence with so much to appreciate with the versatile spaces that this property offers.

The open plan living encompasses the contemporary kitchen, dining area and lounge. Enjoy year round comfort with ceiling heating/airconditioning plus ventilation system.

Relish the excellent indoor-outdoor flow through multiple ranch sliders - leading to an enclosed patio, with clear screens for year round entertaining plus your own pizza oven!

The owners have upgraded many items to ensure a total lifestyle experience.

Outside, you'll locate the easy-care gardens and various fruit trees, two large sheds (one with power) and a newly built cabin with deck and power. Kids will love the onsite playground, adding further appeal for families.

The location is highly convenient, positioned just 20 km from the Whangarei CBD and within walking distance of Maungakaramaea School (yrs 0 - 8). Popular Tauraroa Area School (yrs 0-13) is also nearby. The local sports complex is directly across the road, and the community hall hosts popular Sunday markets just down the street.

So much on offer at this address.

155m²

4

2

2

1



Price:	\$849,000
Certificate Of Title:	NA123A/516
Legal Description:	Lot 1, DP194102
Capital Value:	\$760,000 (2024)
Annual Rates:	\$2,328.77
Land Area:	940 m2 (more or less)
Building Area :	155 m2 (more or less)
Age:	2005-2006
Exterior:	Brick veneer
Roof:	Concrete Tile
Joinery:	Aluminium
Living Areas:	Open Plan
Bedrooms:	Four
Main bathroom:	Bath, vanity & toilet
Ensuite:	Shower, vanity & toilet
Garaging:	Double - with internal access, laundry at rear
Views:	Urban
Services:	Town water & septic tank
Zoning:	Rural Zone - Settlement zone residential sub-zone Refer to wdc.govtnz-giz maps for further details

Chattels: Fixed floor coverings, light fittings, window treatments, induction hob, rangehood, dishwasher, bathroom extractor fan, heated towel rails, ceiling heatpump, ventilation system, garden shed, auto garage door opener, clothesline, smoke detector.

Council records indicate this property is situated in a low landslide susceptibility zone
Effluent medium unsuitability

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.



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 reoch of children Could be consumed	<ul style="list-style-type: none">• All children must be Supervised by parent• Warning sign erected Copy of hazards acknowledged by and provided to all viewers• Restrict access to hazard areas Customers remain a safe distance from hazard• Hazard sign and person monitoring hazard if required• Appropriate footwear• Keep aware/hazard sign Awareness of weather conditions
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 Inury	
Unknown debris	Injury	
Adverse weather conditions	Slipping on steps/grounds Reduced visibility	

Fixed Fee = \$19,000 incl GST
Sell with us - regardless of sale price, pay no more

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

For more information regarding this property contact the sales team

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3 MADDENDALE PLACE MAUNGAKARAMEA



\$849,000

Vendor expectations in mid to late \$800,000's

Proudly Marketed by the Olive Tree team

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