



MAUNGATAPERE

Welcome to 4 Kara Road ...

A wonderful lifestyle property close to Maunu and the city.

Set on 1.7 hectares (more or less) you will find this wonderful elevated home which features three bedrooms and two bathrooms. Entry either from the ground level or upper level, the home offers open-plan living area and kitchen which lead out to a wrap-around deck, offering expansive views over the paddocks to the hills beyond. On the lower level, the entry leads to an office plus a spacious 6.6m x 3.3m (approx size) room with its own ranch slider entrance—an ideal setup for working from home, or a space for kids and guests.

In addition to the main residence, the property includes a large external building with versatile options. Featuring two large front doors and an expansive rear area, it provides ample power and storage for boats, classic cars, and tractors, or can serve as a comprehensive workshop. Behind the home, a dedicated paddock with fruit trees offers plenty of scope to further utilise the fertile ground and create your own food forest.

This sought-after location on the corner of Kara Road offers rolling hills and fertile volcanic soil. The property is divided into six paddocks, providing excellent options for horses, cattle, or sheep. Key agricultural features include a valuable bore water supply, dedicated yards, a head bale, and a loading ramp for easy livestock transport.

160m² 3 + 2 3 2



Price:	By Negotiation
Certificate Of Title:	426047
Legal Description:	Lot 1, DP407393
Capital Value:	\$970,000 (2024)
Rates:	\$3,108.84
Land Area:	1.6917 hectares (more or less)
Building Area :	160 m ² (more or less)
Age:	Circa 1980's
Exterior:	Wood cladding
Roof:	Iron
Joinery:	Aluminium
Living Areas:	2 - lounge up + rumpus area & small office ground level
Bedrooms:	3 bedroom upstairs
Main bathroom:	Shower, bath & vanity
Ensuite:	Shower, vanity & toilet
Toilet:	In bathroom
Garaging:	Separate three car garaging with power + carport
Views:	Rural
Services:	Tank water and bore & septic tank sewage
Zoning:	Rural Production Zone
Chattels:	Refer to wdc.govtnz-giz maps for further details
	Window treatments, light fittings, fixed floor coverings, electric stove, dishwasher, rangehood, extractor fan in bathroom, heated towel rail, heatpump, heat transfer system, security system, smoke detector
	Refrigerator - negotiable

Council records indicate this property is situated in a low/medium landslide susceptibility zone.

Any building constructed, altered or refurbished before the year 2000 could have been built when asbestos and/or asbestos containing materials (ACMs) were still actively being used-this may not relate to this property however as we are not experts in this field and the house was built in that era, we recommend you do your own due diligence in this regard. For more information visit: <https://www.health.govt.nz/your-health/healthy-living/environment-health/hazardous-substances/asbestos>

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.



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BEWARE OF POTENTIAL HAZARDS	POTENTIAL RISK	CONTROLS
Which could be found at this property		
Chemicals/cleaning products-possibly items kept in kitchen, bathroom and garage areas	Within reach of children Could be consumed	<ul style="list-style-type: none"> All children must be Supervised by parent
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	<ul style="list-style-type: none"> Warning sign erected Copy of hazards acknowledged by and provided to all viewers
Obstructions across access ways	Tripping Falling	<ul style="list-style-type: none"> Restrict access to hazard areas Customers remain a safe distance from hazard
Drain/water	Slipping, falling Adverse weather	<ul style="list-style-type: none"> Hazard sign and person monitoring hazard if required
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 Injury	<ul style="list-style-type: none"> Appropriate footwear
Unknown debris	Injury	<ul style="list-style-type: none"> Keep aware/hazard sign Awareness of weather conditions
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 maximum of \$19,000 - Sole Agency only

For more information regarding this property contact the sales team

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4 KARA ROAD MAUNGATAPERE



BY NEGOTIATION

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