

PROPERTY BROCHURE



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

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

KEY PROPERTY DETAILS

PIZZA OVEN	Wood fired
POOL	<ul style="list-style-type: none">• 9.1m x 4.5m lifestyle pool• Rebuilt with new liner in 2025 by PoolFx• Chlorine• 1.2m-1.5m (centre) in depth• UV stabilised liner• CCC 2008, on WDC pool register
Paddock	<ul style="list-style-type: none">• Large open paddock• New boundary fences on the northern & eastern sides• x2 troughs (concrete & plastic)• Pond, rain fed with land overflow
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">• Post & rail fencing around the house, wire & batten on boundaries, with a gate at the entrance to the house• Vehicle access to the paddocks at the foot of the property• Penning area in the south-east corner of the property
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

See property disclosures and acknowledgments document



DEADLINE SALE

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.

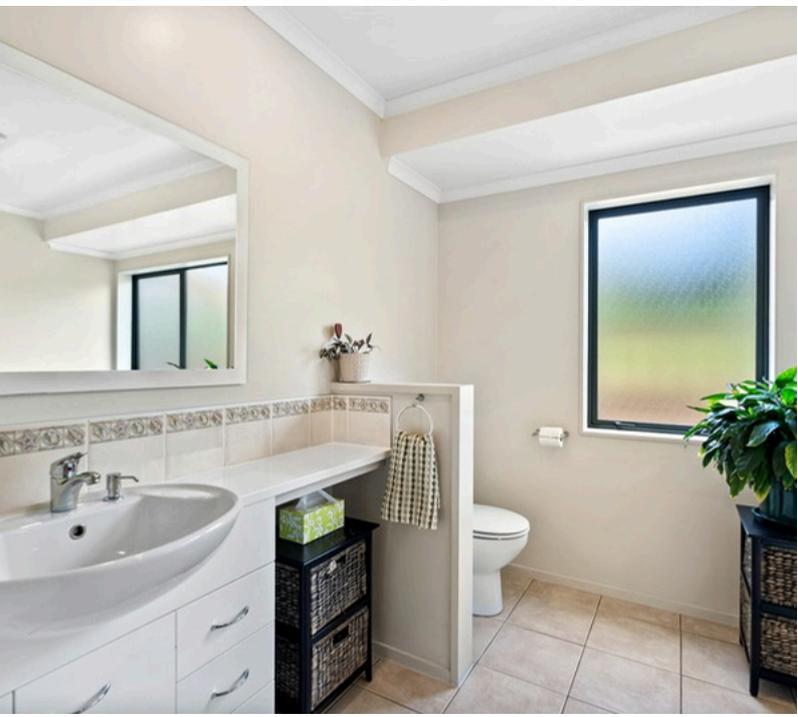
PHOTO
GALLERY













“
This is country living that
simply works -
comfortable, functional,
and ready to enjoy.
”



FLOOR PLAN

This plan is for illustrative purposes only and should only be used as such by any prospective purchaser



BOUNDARY MAP



Obtained from the WDC Gis maps

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



SUE MAICH & DAMIEN DAVIS

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.

SUE MAICH

021793822

sue@ownrealestate.co.nz

DAMIEN DAVIS

021387345

damien@ownrealestate.co.nz