



Price:	\$615,000
Certificate Of Title:	325747
Legal Description:	Lot 1, DP381307
Capital Value:	\$580,000 (2024)
Rates:	3,335.11
Land Area:	770 m2 (more or less)
Building Area :	101 m2 (more or less)
Age:	Circa 1950
Exterior:	Roughcast
Roof:	Roof being replaced with long run coloursteel
Joinery:	Wooden
Living Areas:	Open plan
Bedrooms:	3 bedrooms
Main bathroom:	Shower over bath, vanity & toilet
Toilet:	In bathroom
Garaging:	Separate double garage & carport
Views:	Urban
Services:	Town water & sewage
Zoning:	Medium Density Residential Zone Refer to wdc.govtnz-giz maps for further details
Chattels:	Window treatments, fixed floor coverings, light fittings, electric stove, rangehood, dishwasher, heatpump

# TIKIPUNGA

Welcome to 135 Corks Road ...

Yes as part of the sale there is a brand new longrun coloursteel roof going on, so the tile roof is going - an added bonus to this already refurbished property.

Welcome to this charming home perfect for families starting on the property ladder. The solid roughcast exterior gives you peace of mind, while the modern updates inside mean all the hard work has already been done. The home is spacious with three bedrooms sitting on a fully fenced and flat yard safe for the pets and children to play securely in.

A separate spacious double garage plus a carport (which has previously been used for undercover outdoor entertaining space) completes the picture.

This is a smart buy for first home buyers, downsizers, or investors looking for a tidy, move-in-ready property in a well established neighborhood, mainly surrounded with owner occupied homes.

A brand new roof + dwelling refurbished inside and out + fully fenced yard = a great buy!

Make this place yours, she's a beauty!

101m<sup>2</sup> 3 1 2 + 1







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 reach of children Could be consumed	<ul style="list-style-type: none"><li>All children must be Supervised by parent</li><li>Warning sign erected Copy of hazards acknowledged by and provided to all viewers</li><li>Restrict access to hazard areas Customers remain a safe distance from hazard</li><li>Hazard sign and person monitoring hazard if required</li><li>Appropriate footwear</li><li>Keep aware/hazard sign Awareness of weather conditions</li></ul>
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 Injury	
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 maximum of \$19,000 - Sole Agency only

For more information regarding this property contact the sales team

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135 CORKS ROAD

TIKIPUNGA



\$615,000

Proudly Marketed by the Olive Tree team

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