



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!

101m² 3 1 2 + 1



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Price:	\$615,000
Certificate Of Title:	325747
Legal Description:	Lot 1, DP381307
Capital Value:	\$580,000 (2024)
Rates:	3,335.11
Land Area:	770 m ² (more or less)
Building Area :	101 m ² (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

Council records indicate this property is situated in a Low landslide susceptibility zone, mine zone 3, plus in the 100 year flood zone area

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.

SCAN FOR
MORE DETAILS





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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135 CORKS ROAD

TIKIPUNGA



\$615,000

Proudly Marketed by the Olive Tree team

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