



## TE KAMO

Welcome to 15 Balmacewan Drive ...

A solid brick veneer home which offering four bedrooms, two bathrooms plus plenty of space with the two living areas.

A home where you feel you can kick off your shoes, breathe out and think 'this is us'.

Stepping inside you are greeted by a spacious open-plan welcoming flow. There's a separate lounge for cosy evenings, plus a light relaxed family room where everyone can gather. Three double bedrooms plus one single allowing space for all the family members to have a room each. The wet-floor bathroom adds practicality and ease especially for families or anyone wanting future-proof living.

The kitchen sits at the centre of the home, connecting the dining and living spaces to the rear outdoor living patio. Outside the grounds are small so easily manageable. There is enough space for a vege garden or you can enhance further with more plantings. You will appreciate the elevation that this property offers.

All this sits in sought-after Te Kamo, with easy access to both the suburbs of Te Kamo and Tikipunga.

This property has so much to offer.

179m<sup>2</sup> 4 2 2 2



<b>Price:</b>	\$785,000
<b>Certificate Of Title:</b>	NA128B/497
<b>Legal Description:</b>	Lot 291, DP199869
<b>Capital Value:</b>	\$760,000 (2024)
<b>Rates:</b>	\$3,530.13
<b>Land Area:</b>	518 m <sup>2</sup> (more or less)
<b>Building Area :</b>	179 m <sup>2</sup> (more or less)
<b>Age:</b>	Circa 2006
<b>Exterior:</b>	Mix of brick veneer & linea
<b>Roof:</b>	Concrete Tile
<b>Joinery:</b>	Aluminium
<b>Living Areas:</b>	Family room with separate lounge
<b>Bedrooms:</b>	Four
<b>Main bathroom:</b>	Wet floor shower, toilet and vanity
<b>Ensuite:</b>	Shower, vanity & toilet
<b>Toilet:</b>	in bathrooms
<b>Garaging:</b>	Double garage - with internal access
<b>Views:</b>	Urban
<b>Services:</b>	Town water & sewage
<b>Zoning:</b>	General Residential Zone
<b>Chattels:</b>	Refer to wdc.govtnz-giz maps for further details
	Window treatments, light fittings, fixed floor coverings, underbench oven, electric hob, rangehood, waste disposal, dishwasher, extractor fan, toilet bidet, heated towel rails, heatpump, auto garage door opener & remote, clothesline

Council records indicate this property is situated in a medium landslide susceptibility zone, and on part mine zone 2 & 3

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"> <li>All children must be Supervised by parent</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	<ul style="list-style-type: none"> <li>Warning sign erected Copy of hazards acknowledged by and provided to all viewers</li> </ul>
Obstructions across access ways	Tripping Falling	<ul style="list-style-type: none"> <li>Restrict access to hazard areas Customers remain a safe distance from hazard</li> </ul>
Drain/water	Slipping, falling Adverse weather	<ul style="list-style-type: none"> <li>Hazard sign and person monitoring hazard if required</li> </ul>
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"> <li>Appropriate footwear</li> </ul>
Unknown debris	Injury	<ul style="list-style-type: none"> <li>Keep aware/hazard sign Awareness of weather conditions</li> </ul>
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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## 15 Balmacewan Drive TE KAMO



**\$785,000**

Proudly Marketed by the Olive Tree team

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