



Price:	\$785,000
Certificate Of Title:	NA128B/497
Legal Description:	Lot 291, DP199869
Capital Value:	\$760,000 (2024)
Rates:	\$3,530.13
Land Area:	518 m2 (more or less)
Building Area :	179 m2 (more or less)
Age:	Circa 2006
Exterior:	Mix of brick veneer & linea
Roof:	Concrete Tile
Joinery:	Aluminium
Living Areas:	Family room with separate lounge
Bedrooms:	Four
Main bathroom:	Wet floor shower, toilet and vanity
Ensuite:	Shower, vanity & toilet
Toilet:	in bathrooms
Garaging:	Double garage - with internal access
Views:	Urban
Services:	Town water & sewage
Zoning:	General Residential Zone Refer to wdc.govtnz-giz maps for further details
Chattels:	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.

# 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 managable. 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 propery has so much to offer.

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







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 reoch 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 Inury	
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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# 15 Balmacewan Drive

## TE KAMO



\$785,000

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MORE DETAILS

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