



TIKIPUNGA

Welcome to 16 Elm Place ...

This freshly refurbished beauty is ready for its next owner.

The perfect property, a single level brick veneer home where all the hard work has now recently been completed, so for you, its now just a matter of deciding where to put your couch.

A wonderful separate spacious lounge along with three good sized bedrooms and two bathrooms are on offer. Flowing from the dining area there is a covered deck area which captures the morning sunshine, ready for your cuppa and reading the paper. Top this all off with a lovely landscaped easy care section.

The convenience of having the Tikipunga shopping centre handy is a bonus with supermarket, doctors, library and various other shops ever so close by.

You will enjoy easy living in this quiet cul de sac where the neighbours wave, the birds sing and the courier actually finds your house on the first try.

If you're after a home thats solid, stylish and stress free this one ticks the boxes with a smile.

Price:	\$819,000
Certificate Of Title:	NA116C/814
Legal Description:	Lot 17, DP186241
Capital Value:	\$700,000 (2024)
Rates:	3,432.62
Land Area:	656 m2 (more or less)
Building Area :	180 m2 (more or less)
Age:	Circa 2000
Exterior:	Brick Veneer
Roof:	Colour Tile
Joinery:	Aluminium
Living Areas:	Separate lounge
Bedrooms:	3 double bedrooms
Main bathroom:	Shower over bath, vanity & toilet
Ensuite:	Shower, vanity & toilet
Toilet:	In bathrooms
Garaging:	Double garage - with internal access
Views:	Urban
Services:	Town water & sewage
Zoning:	Medium Density Residential Zone Refer to wdc.govtnz-giz maps for further details

Chattels: Window treatments, dishwasher, electric stove, range hood, extractor fan in bathroom, fixed floor coverings, light fittings, heated towel rails, heatpump, smoke detector, ventilation system, clothesline, auto garage door opener & remote

Excluded are the drapes in the lounge

Council records indicate this property is situated in a low landslide susceptibility zone, mine zone 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.

180m ² 3 2 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 reoch of children Could be consumed	<ul style="list-style-type: none">• All children must be Supervised by parent• Warning sign erected Copy of hazards acknowledged by and provided to all viewers• Restrict access to hazard areas Customers remain a safe distance from hazard• Hazard sign and person monitoring hazard if required• Appropriate footwear• Keep aware/hazard sign Awareness of weather conditions
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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\$819,000

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