

# PROPERTY BROCHURE

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66 KARANUI ROAD, KAMO

SUE & DAMIEN  
PROPERTY TEAM

OWN  
REAL ESTATE

66 KARANUI ROAD, KAMO

# SPACE ON THE CITY FRINGE...



4,104  
SQM



243  
SQM



5



2



2



2

DEADLINE SALE  
1PM 11<sup>TH</sup> MARCH 2026 (PRIOR OFFERS CONSIDERED)



Located within the established and highly regarded Karanui Estate in Kamo West, this 243sqm home offers scale, elevation and access to one of the area's best natural assets. The subdivision borders Pukenui Forest, with walking tracks weaving through the estate and linking directly into the bush - a genuine lifestyle advantage so close to town. Residents also enjoy shared amenities including a communal tennis court, skate ramp and basketball hoop, adding real depth to family living.

Inside, the layout is built for real family life: five bedrooms, two bathrooms including an ensuite, and two separate living areas that provide flexibility without compromise. The modern kitchen connects seamlessly to a large covered outdoor entertaining area -elevated, sheltered and designed for year-round use.



Set on 4,104sqm and positioned to capture a beautiful outlook, the section offers space for children to roam and room for boats, trailers or a caravan. Double internal-access garaging, excellent off-street parking and a separate shed complete the package.

Kamo Village, quality schools and everyday amenities are just minutes away. This is a premium city-fringe offering in a proven neighbourhood- inspection is strongly recommended.

# KEY PROPERTY DETAILS

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LEGAL DESCRIPTION	Lot 49 Deposited Plan 496877
CV	\$1,350,000
RATES	\$3271.36
DATE BUILT	2018
ZONING	Large lot residential zone
LAND AREA	4,104sqm (more or less)
FLOOR AREA	243sqm (more or less)
BEDROOMS	Five
BATHROOMS	Two
LIVING AREAS	Two
SEPARATE TOILET	One
KITCHEN	Installed in 2025
LAUNDRY	Located in the garage
HEATING	Heat pump in lounge and smart vent system (new in 2025)
PARKING	Double garage with electric door and 6 offstreet parks
SHED	Garden shed behind the house
INSULATION	Ceiling, floor and walls
WATER HEATING	Gas califont (rented bottles currently with Genesis)
EXTRACTOR FANS	In bathrooms and kitchen
ROOF	Pressed metal tiles - coloursteel
JOINERY	Aluminium double glazed
CLADDING	Brick
FLOOR	Carpet throughout with tiles in kitchen and bathrooms
WATER SOURCE	2x 25,000L water tanks ( rain collection)
WATER PUMP	yes plus filter, submersable filter plus UV filter
WASTE	Cleanstream with dripper fields
INTERNET	Fibre connected to house

# ADDITIONAL DETAILS

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- House was renovated in 2025 (list of upgraded available on request)
- Harden shed behind house
- Outdoor portico area with archgola and drop down blinds
- Large deck with views of the Pukenui forest
- In zone for Hurupaki Primary School, Te Kamo High School, Te Kamo Intermediate School

# CHATTELS

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Fixed floor coverings, blinds, curtains, light fittings, heated towel rails x2, rangehood, garage door plus 3 remotes, security system and alarms (unmonitored), smoke alarms, garden hose, wadrobe shelving, smart vent system, garden shed, heat pump, dishwasher, bathroom extractor fan x2, wall/under bench oven, induction hob

**Available by negotiation:** Auto lawn mower

**Excluded:** Security cameras





# DEADLINE SALE

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## **How does a Deadline Sale work?**

A Deadline Sale is a method where a property is marketed without a price, and all offers must be submitted on or before a set deadline date. As a buyer, this means you have time to view the property, complete your due diligence, and prepare your best offer - whether it's conditional or unconditional.

Because both cash and conditional buyers are welcome, there's often strong competition. The aim is to create a multi-offer situation, so it's important to put your best foot forward. Your agent will guide you through the process, but ultimately, the seller will consider all offers submitted by the deadline and choose the one that best suits them.

## **What is a multiple offer?**

A multiple offer situation occurs when more than one buyer submits an offer at the same time. In this case, all buyers are encouraged to present their strongest offer, as the seller will either accept one or negotiate with a single buyer—excluding others from further negotiation.

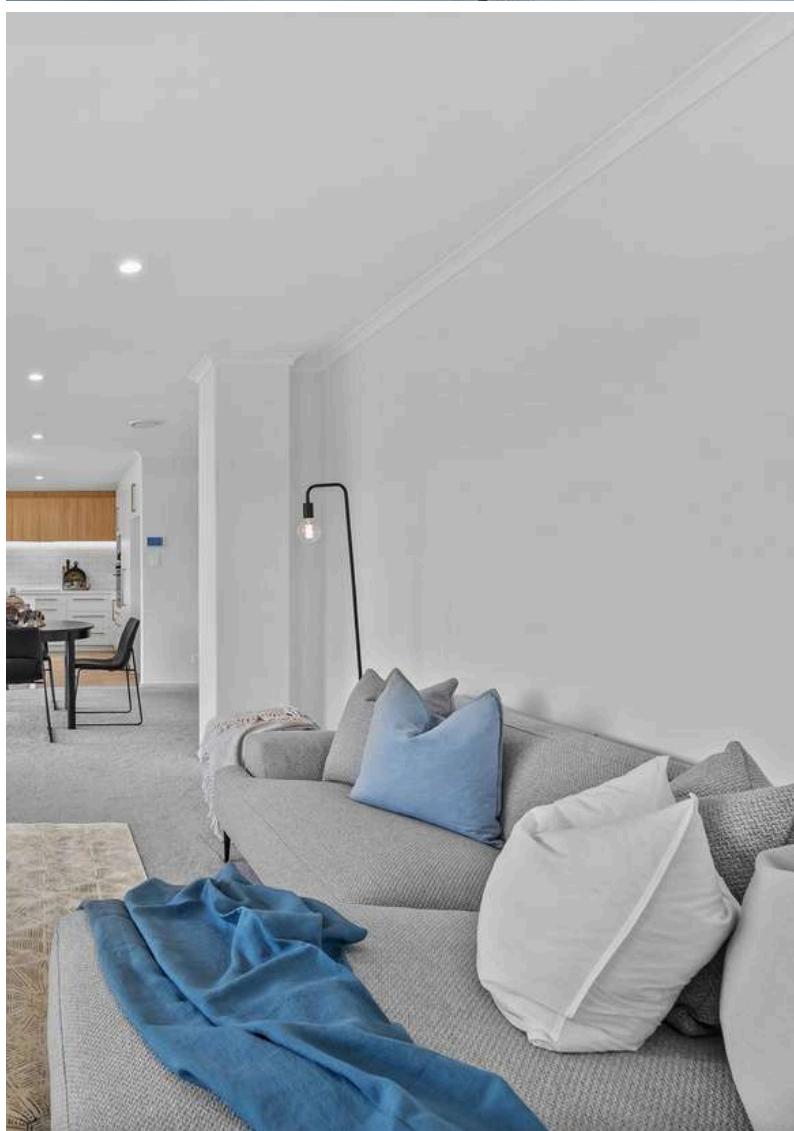
## **What does “unless sold prior” mean?**

When a Deadline Sale is advertised with “unless sold prior,” it means the seller is open to accepting an offer before the official deadline. If this happens, the agent will notify all interested buyers and invite them to submit their offers, potentially creating a multiple offer scenario earlier than expected. If the seller accepts an unconditional offer, the property is sold immediately. If a conditional offer is accepted, the sale method may shift to “Price by Negotiation” while that contract is in place. As a buyer, it's important to stay in close contact with the agent and be ready to act quickly if you're seriously interested.



# PHOTO GALLERY

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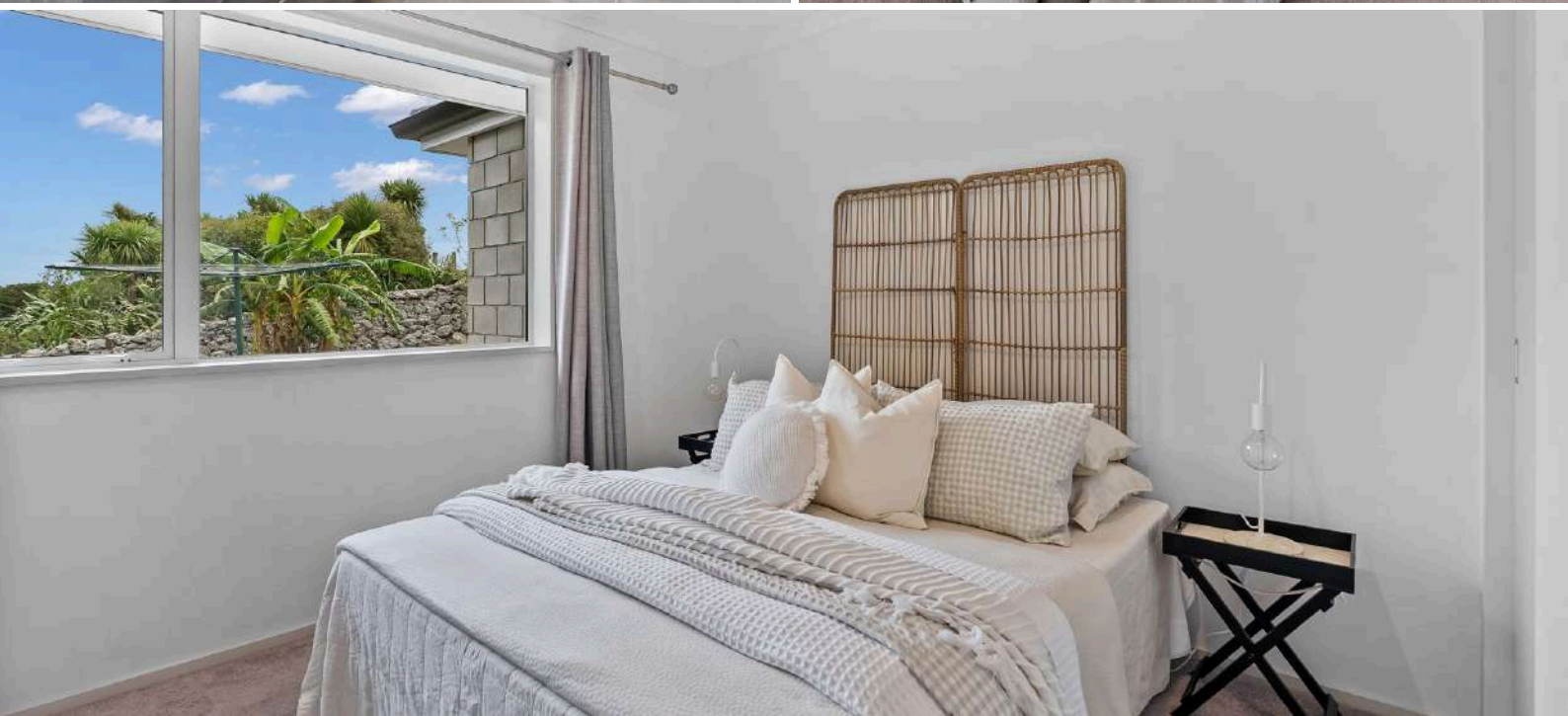




















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# FLOOR PLAN

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This plan is for illustrative purposes only and should only be used as such by any prospective purchaser



# BOUNDARY MAP

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Boundary lines are indicative only



# CERTIFICATE OF TITLE



## RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD

Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 732463  
**Land Registration District** North Auckland  
**Date Issued** 18 May 2017

### Prior References

718283

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**Estate** Fee Simple  
**Area** 4104 square metres more or less  
**Legal Description** Lot 49 Deposited Plan 496877  
**Registered Owners**  
Ebson Abraham and Rincy Abraham

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### Interests

Land Covenant in Easement Instrument 9998428.11 - 11.5.2015 at 2:16 pm Appurtenant hereto is a right to drain water created by Easement Instrument 10183821.12 - 3.11.2015 at 11:48 am The easements created by Easement Instrument 10183821.12 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 10183821.19 - 3.11.2015 at 11:48 am

Land Covenant in Easement Instrument 10484567.14 - 30.6.2016 at 10:45 am

10793415.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 18.5.2017 at 2:27 pm

Subject to a right to drain water over part marked AP on DP 496877 created by Easement Instrument 10793415.9 - 18.5.2017 at 2:27 pm The easements created by Easement Instrument 10793415.9 are subject to Section 243 (a) Resource Management Act 1991 Land Covenant in Easement Instrument 10793415.12 - 18.5.2017 at 2:27 pm 12639695.3 Mortgage to ANZ Bank New Zealand Limited - 12.1.2023 at 10:35 am



## SUE MAICH & DAMIEN DAVIS

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Strongly focused on being at the top of their game, Sue and Damien have been driven to elevate their success and launch OWN Real Estate - a venture embodying their vision for a more personalised, client-focused approach. By stepping away from the constraints of a large corporate brand, Sue and Damien now embrace the independence of their OWN brand, allowing them to harness their principles of adding value to their clients transactions through the very best marketing, attention to detail and outstanding client service.

Equipped with the latest real estate strategies and technology, they are at the forefront of modern property marketing and negotiation. With over 30 years of combined experience and a track record in successful local development projects, they offer unmatched expertise in every transaction.

By their own admission, Sue and Damien run a tight ship. Their team handles the administrative tasks freeing Sue and Damien to do what they do best - seeking out property to sell, forming tight working relationships with their vendors and purchasers, marketing property superbly and negotiating sales.

Nothing is left to chance. Utilising the specific skills of a professional photographer, graphic designer, cleaner, builder, painter and home staging company if required. A home marketed by Sue and Damien is a strategically managed listing, destined to attain the best price in the least amount of time. Much of Sue and Damien's business now comes by the way of personal referral or repeat dealings with those who have enjoyed and highly regard doing real estate their way.



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