



PROPERTY BROCHURE

12 Kereru Street,
Maunu



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dwel
REAL ESTATE





Quarter Acre Hidden Gem In Maunu!

12 Kereru Street, Maunu



3 Bedrooms,
Sunroom and
Entertainment
area



2 Bathrooms +
3rd toilet



5 Car Spaces,
Double covered
carport



184m²



1075m²

Price Indication: Price by Negotiation

Welcome to 12 Kereru Street: a fabulous 184m² family home on a 1,075sqm section in Maunu. This wonderful home has been built, lived and loved by the same family for over 60 years. With 3 bedrooms, a wonderful sunroom and downstairs recreation space, this property offers a perfect blend of comfort, space, and functionality; making it an ideal choice for families looking to live in Maunu.

Features at a glance:

- 184m² internal space (updated from recent floorplan)
- Modern kitchen and separate dining area with heat pump
- Spacious lounge with fireplace and heat pump
- HRV system
- Covered outdoor nook
- Large 57m² downstairs area; perfect as rumpus or teenager retreat
- Double covered carport and plenty of off-street carparking

Enjoy the peaceful surroundings and convenient location of Maunu, with easy access to the hospital, local amenities and popular Pompallier College. Whether you're looking to upsize, invest, or simply settle down in a popular neighbourhood, this property ticks all the boxes. Don't miss out on the opportunity to make this house your forever home.



TOTAL: 171 m²
 1st floor: 57 m², 2nd floor: 114 m²
 EXCLUDED AREAS: SUNROOM/OFFICE: 13 m², STORAGE: 10 m², COVERED PATIO: 9 m²,
 PORCH: 4 m², CARPORT: 54 m², FIREPLACE: 2 m²,
 WALLS: 18 m²

MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Notes

LEGALS & CONSTRUCTION

Land area	1075 m ²
Floor area	184 m ²
Tenure	Freehold
Rateable value	\$680,000 <small>(based on an incorrect floor area – the correct floor area is 184m2 and can be viewed in the floorplan)</small>
Land value	\$425,000
Improvements value	\$255,000
Rates	\$2,905.41
Council zone	Residential 9A
Technical Category	RD196B
School Zoning	Pompellier College
Year built	1965
Exterior	Wood/weatherboard
Roof	Iron
Other	1 owner since built. Insulation – Healthy Homes; roof and underfloor. Kitchen is insulated in the walls

CHATTELS

- Window treatments,
- Clothesline
- Dishwasher
- Oven
- Cooktop
- Rangehood
- Extractor fan
- Fixed floor coverings
- Heated towel rail
- Heat pumps x 2
- Light fittings
- Smoke detectors
- HRV system
- Waste disposal

DISCLOSURES

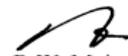
- Council files show all permitted works over the years.
- Floorplan shows the correct internal size of 184m2 (not 160m2).
- Downstairs french doors showing some rot at the bottom
- On District Council hazards map, 12 Kereru St is showing a mix of low-moderate-high land instability; low instability where the house is built



**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

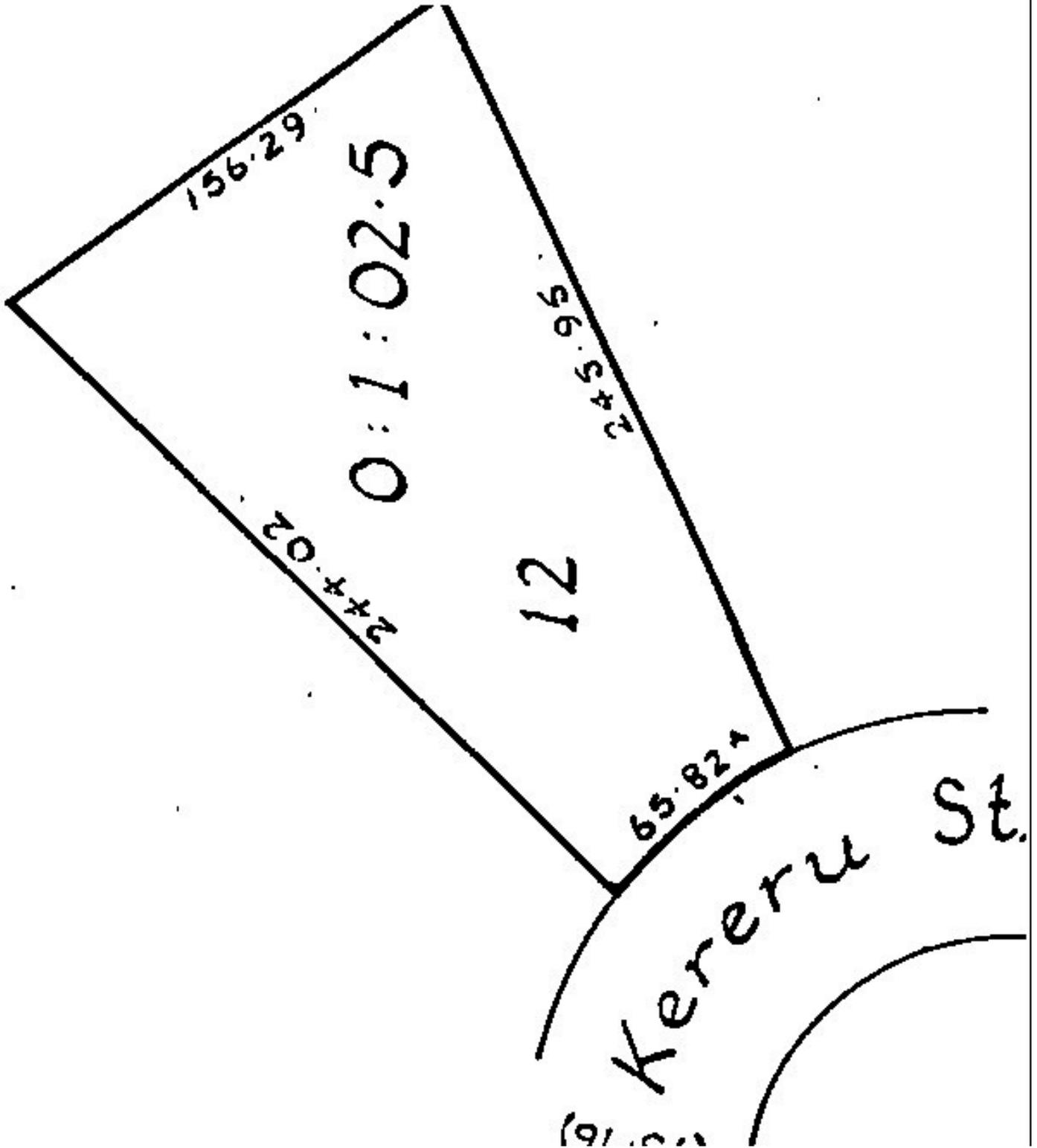
Identifier **NA5B/962**
Land Registration District **North Auckland**
Date Issued 02 March 1965

Prior References
NA2C/1174

Estate Fee Simple
Area 1075 square metres more or less
Legal Description Lot 12 Deposited Plan 51862

Registered Owners
Ian James Couper and Mary Rose Couper

Interests
K118520 Building Line Restriction





Jenny Martin

Real Estate Specialist & Property Matchmaker
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With over a decade of proven success selling over 500 properties across Whangarei, I am proud to introduce Dwell Real Estate; a boutique, bespoke agency powered by genuine connection and modern strategy.

I understand that your home represents more than just an investment; it's where your life unfolds. I am vendor focused, I will listen to your needs and work with you every step of the way. I treat every property as if it were my own, combining local knowledge, strategic marketing, and genuine care to achieve exceptional results.

When you work with me, you get experience, honesty, and results that speak for themselves. Let's position your property to shine because your home deserves to stand out in the market.

If you are considering selling, I would love to chat!



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