



TE KAMO

Welcome to 617 Kamo Road ...

A wonderful property bursting with opportunity to improve and add value. Original in presentation this unit offers good open plan space along with a window seat in the dining area which not only captures the sun but gives a pleasant outlook.

The unit has two double bedrooms plus internal access to the lock up garage space. You'll spend plenty of time in the sunny conservatory area plus or outside where there is space for a vege and flower garden, there is even a potting shed.

Mature plantings give privacy from the road.

After 27 years of enjoyment living at this address, it is time for my owner to move onto her next chapter.

Owner is motivated to sell so has priced this gem very fairly,



Price:	\$399,000
Certificate Of Title:	NA79A/815
Legal Description:	Lot 1 DP123989, having ½ interest in 733m2. Leasehold C0603067.2, 999 yrs from 1/10/1989 being Flat 2 DP134111
Capital Value:	\$435,000 (2024)
Rates:	\$3,270.11
Land Area:	½ share in 733 m2 (more or less)
Building Area :	80 m2 (more or less)
Age:	1989
Exterior:	Fibre Cement
Roof:	Iron
Joinery:	Aluminium
Living Areas:	Open plan
Bedrooms:	Two double bedrooms
Main bathroom:	Shower, bath, vanity
Toilet:	Separate
Garaging:	Single - 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, light fittings, fixed floor coverings, garden shed, clothesline, auto garage door opener (not in working order) electric stove.

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

Any building constructed, altered or refurbished before the year 2000 could have been built when asbestos and/or asbestos containing materials (ACMs) were still actively being used-this may not relate to this property however as we are not experts in this field and the house was built in that era, we recommend you do your own due diligence in this regard. For more information visit: <https://www.health.govt.nz/your-health/healthy-living/environment-ealth/hazardous-substances/asbestos>

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.





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

Pauline Dinsdale 021 344 866
Lisa Struneski 021 646 768
Angela Quenault 027 437 5295



ANGELA
Quenault

LISA
Struneski

PAULINE
Dinsdale

617 KAMO ROAD TE KAMO



\$399,000

Proudly Marketed by the Olive Tree team

Office 027 435 6575
 09 435 6575
Email connect@olivetreeproperty.co.nz
Website Olivetreeproperty.co.nz
Facebook Olive Tree
Instagram Olivetreeteam



SCAN FOR
MORE DETAILS

olivetreeproperty.co.nz

Powered by Ownly Ltd. Licensed REAA 2008



OLIVE TREE

CONNECTING PEOPLE & PROPERTY