

PROPERTY BROCHURE



126 PARAKIORE ROAD, KAMO

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

126 PARAKIORE ROAD, KAMO

LIVE THE HIGH LIFE...



8800
SQM



318
SQM



3+



2



2



2+

DEADLINE SALE
1PM, 25 FEBRUARY 2026 (PRIOR OFFERS CONSIDERED)

Set high above Whangārei, this elevated home enjoys a commanding outlook across the city and a level of privacy that immediately sets it apart. Positions like this are tightly held, offering elevation, outlook, and space in one beautifully proportioned package.

The scale of the living areas is a standout. Two large living spaces provide flexibility well beyond the norm, with the second lounge easily able to function as a fourth bedroom if required. High ceilings, warm timber detailing, and excellent natural light enhance the sense of volume and prestige throughout.

Three generous bedrooms including impressive master with ensuite are supported by a practical, adaptable layout suited to families, professionals, or those wanting room to grow.



Outdoor living is front and centre. A substantial, view-facing deck flows directly from the living spaces and is anchored by an inground swimming pool - an ideal setting for entertaining or relaxed everyday living above the city.

Practicality is well covered with a double garage, large carport, and plenty of off-street parking. Located just minutes from Kamo village, schools, and amenities, this is elevated living with everyday convenience.

Elevated, versatile, and beautifully maintained - defined by position and space. Come and experience the magic for yourself.

KEY PROPERTY DETAILS

| | |
|---------------------------|--|
| LEGAL DESCRIPTION | Lot 2, Deposited Plan 153622, Certificate of Title NA91C/640 |
| CV | \$920,000 |
| RATES | \$2,856.65 |
| DATE BUILT | 1981 |
| ZONING | Rural production zone |
| LAND AREA | 8800sqm (more or less) |
| FLOOR AREA | 318sqm |
| BEDROOMS | Three plus family room with toilet, ideal as a fourth bedroom |
| LIVING AREAS | Two |
| BATHROOMS | Two |
| SEPARATE TOILET | 2 (x3 toilets in total) |
| KITCHEN APPLIANCES | Granite island kitchen bench, dishwasher, wall oven, gas hob, water filter |
| HEATING | Woodburner in the lounge + x2 floor standing heat pumps. Heat transfer system from the lounge to bedrooms |
| PARKING | Double garage + double carport with internal access |
| INSULATION | Batts in the ceiling and walls. Wool in the roof space. EXPOL underfloor |
| WATER HEATING | Electric cylinder in hall/linen cupboard. Mains pressure. |
| SECURITY | Unmonitored security system |
| ROOF | Coloursteel longrun roof (approx. 18 months–2 years old). Clearlites replaced with fibreglass and re-fixed |
| JOINERY | Single glazed aluminium |
| CLADDING | Brick + Cedar |
| FLOOR | Carpet + tiles |
| WATER SOURCE | Town water supply - Privately managed by the residents of Parakiore Road. Usage is individually metered and billed every six months, with costs split pro rata between 12 homes. |
| WASTE | x2 septic systems (front & back) |
| SWIMMING POOL | Sand filter + pump replaced by the seller (approx. 1 year old) Older swim-jet system on site (not operational, would require a new pump) Chlorinated pool Kwila deck installed approx. 6 months ago |
| STORAGE | Additional storage and workshop space beneath the house |
| INTERNET | Starlink (can be sold with the property) |

CHATTELS



Curtains, blinds, fixed floor coverings, light fittings, auto garage door x2 + x2 remotes, wall oven, gas hob, rangehood, dishwasher, waste disposal, under bench water filter, heated towel rail x2, woodburner, floor standing heat pumps x2, heat transfer system, security system (not monitored), smoke detectors, TV bracket, swimming pool + equipment, internal vacuum, heat pump/vent in the ensuite, extractor in BR1

Available to purchase by negotiation:

- Ring cameras x2 (door bell + driveway)
- Furniture
- Large potted plants
- Double door fridge
- Wall mounted TV/Bracket
- Spa pool

DISCLOSURES

- As at the commencement of marketing there is an inspection scheduled for council to visit and approve the pool fencing. We will update on this once the inspection has been carried out.
- Pool light does not work



DEADLINE SALE

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









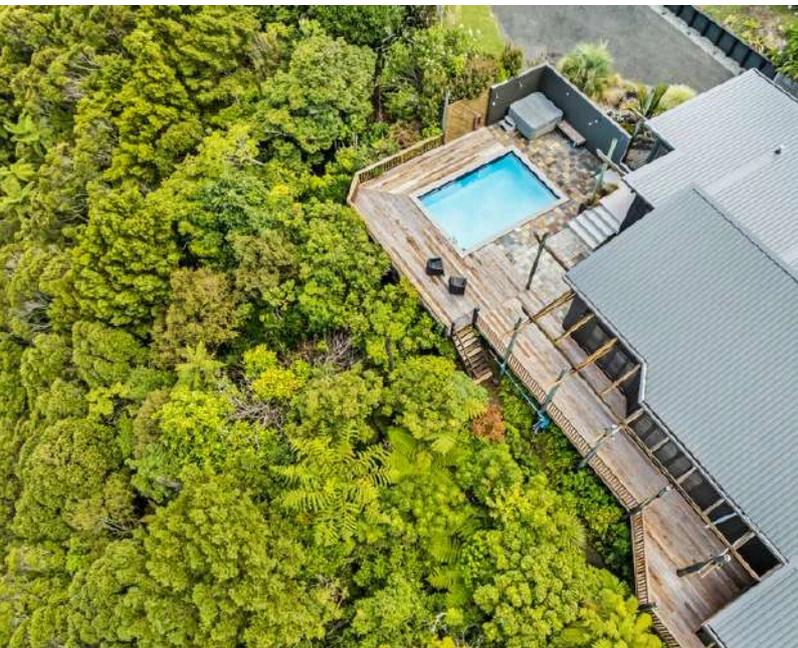
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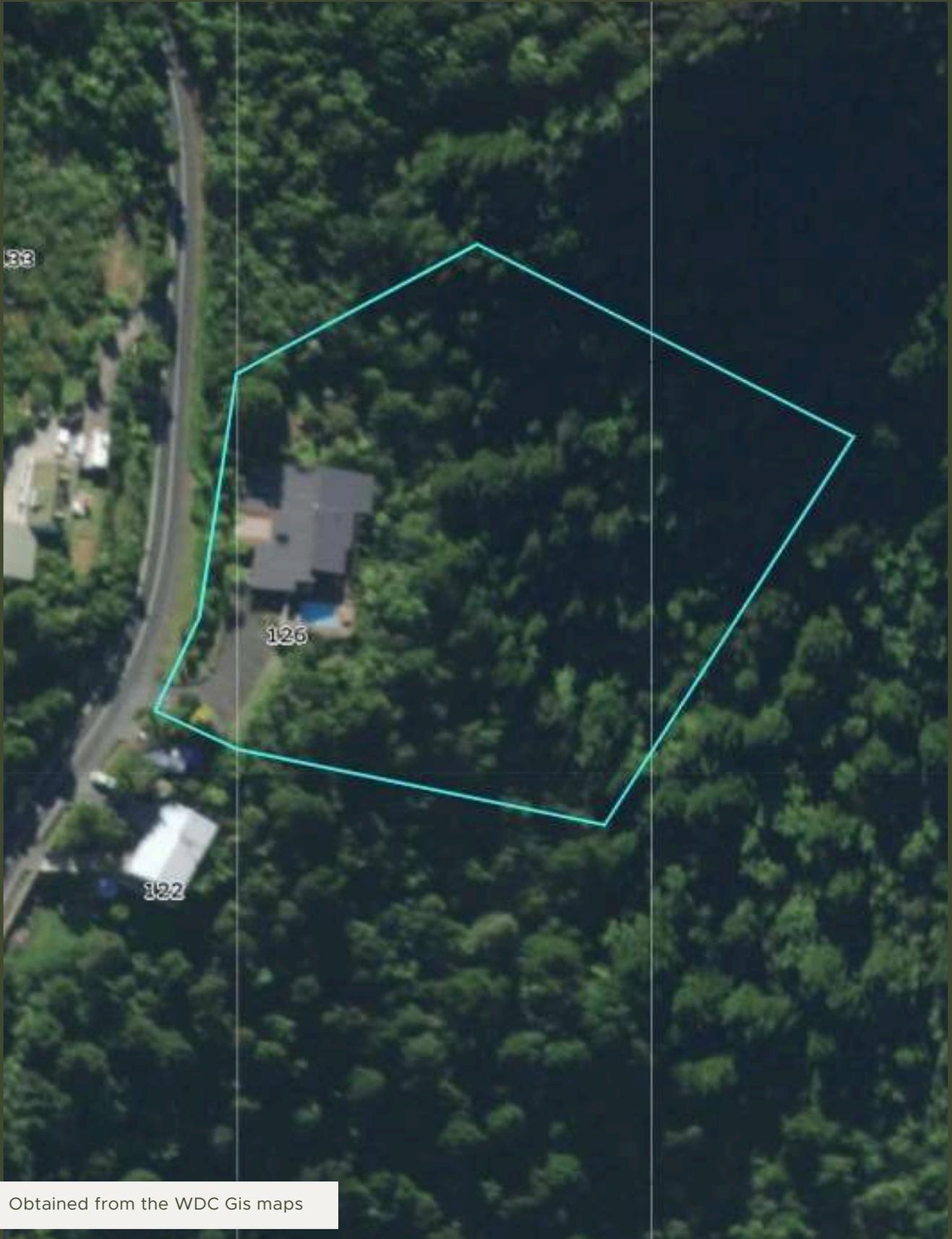
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BOUNDARY MAP



Obtained from the WDC Gis maps

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 NA91C/640
Land Registration District North Auckland
Date Issued 18 February 1993

Prior References
NA30B/1185

Estate Fee Simple
Area 8800 square metres more or less
Legal Description Lot 2 Deposited Plan 153622
Registered Owners
Gregory Craig Kennedy

Interests

Appurtenant hereto are rights to convey water specified in Easement Certificate 339041.1
Subject to a right to convey water over part marked B on DP 153622 specified in Easement Certificate 339041.1
12062809.2 Mortgage to ANZ Bank New Zealand Limited - 22.4.2021 at 2:38 pm



SUE MAICH & DAMIEN DAVIS

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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