

# PROPERTY BROCHURE

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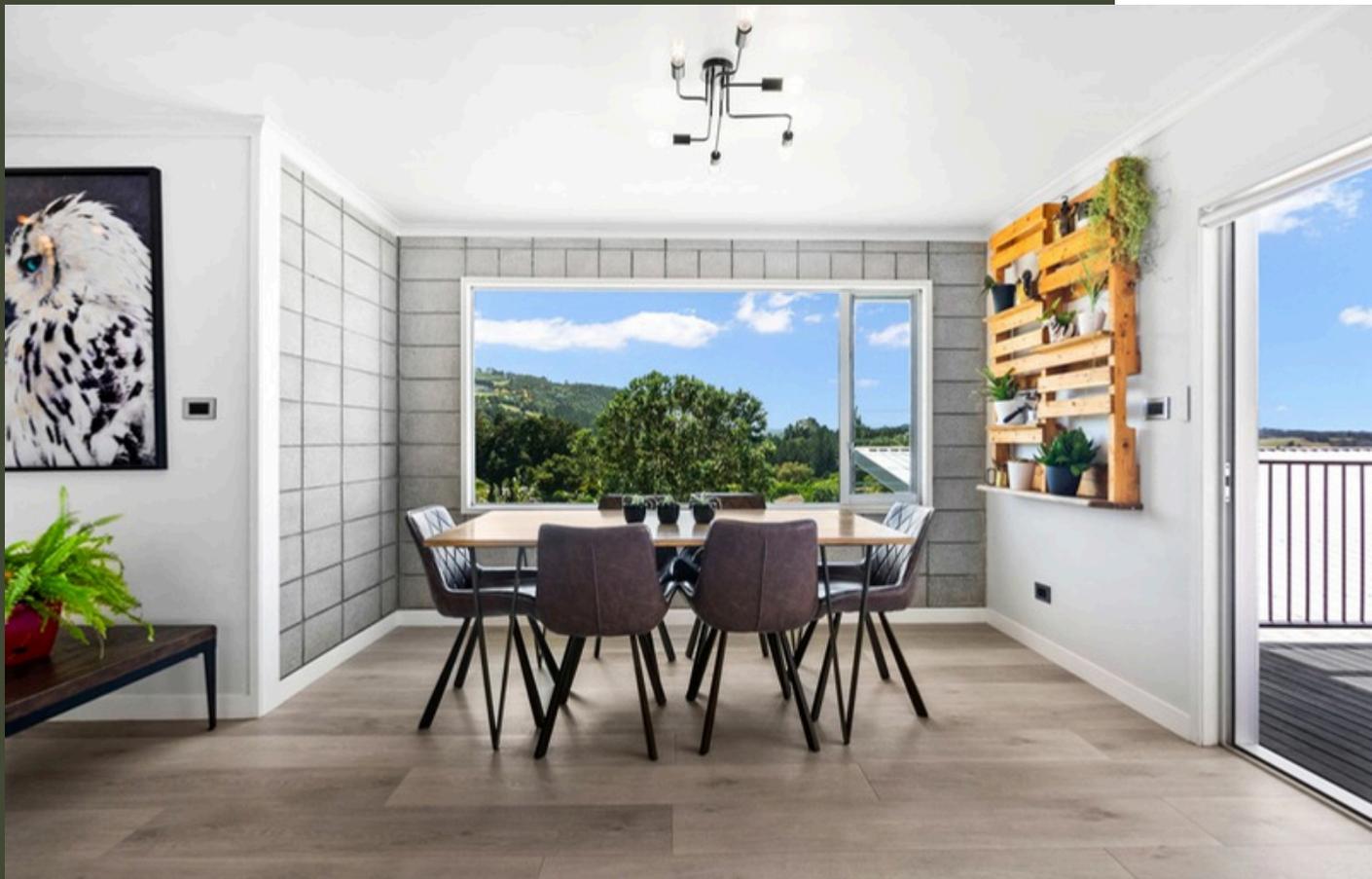
141 DIP ROAD, KAMO

SUE & DAMIEN  
PROPERTY TEAM

OWN  
REAL ESTATE

141 DIP ROAD, KAMO

# DESIGNED FOR BIG FAMILY LIVING...



2072  
SQM



306  
SQM



5



3



3



3

AUCTION ON-SITE  
1PM, 18 MARCH 2026 (PRIOR OFFERS CONSIDERED)

Positioned on a beautiful and private, park-like 2072sqm section, this is a home that truly delivers on scale, flexibility and lifestyle.

With five bedrooms, three bathrooms and three separate living areas, the layout is built for large or blended families who need space that works. There is room to come together - and room to retreat. The main living zone forms the heart of the home, flowing seamlessly to expansive decking that captures sweeping green views and creates effortless indoor-outdoor living.

The modern kitchen anchors it all, finished with quality appliances, a scullery and generous bench space, designed for everything from busy weekday mornings to full-scale entertaining. Downstairs provides further versatility - ideal for extended family, teenagers wanting independence, or guests who appreciate their own zone.



Outdoors, the property also features a sunny, sheltered pool area framed by established landscaping. Lawns provide room for children and pets, while a small home orchard adds charm and seasonal abundance. Triple-car garaging and extensive off-street parking complete the practicality.

Substantial. Versatile. Impressive in every sense.

If you've been waiting for a home that genuinely accommodates modern family life - this is it.

# KEY PROPERTY DETAILS

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<b>LEGAL DESCRIPTION</b>	Lot 1, Deposited Plan 194780, Certificate of Title NA124A/404
<b>CV</b>	\$1,300,000 (2025/2026)
<b>RATES</b>	\$2,856.65
<b>DATE BUILT</b>	Awaiting LIM Report
<b>ZONING</b>	Low density residential
<b>LAND AREA</b>	2072sqm (more or less)
<b>FLOOR AREA</b>	306sqm
<b>KITCHEN</b>	Finished with quality appliances, a scullery and generous bench space
<b>KITCHEN APPLIANCES</b>	Rangehood, Freestanding Oven with 5 Burner Gas Cooktop, dishdrawer, waste disposal unit, double fridge, wine fridge, scullery
<b>LAUNDRY</b>	Located on the fourth floor
<b>HEATING</b>	Gas fire in lounge and a single ceiling fan in master bedroom. Heat pump in the master bedroom.
<b>PARKING</b>	Triple-car garaging + extensive off-street parking
<b>INSULATION</b>	Walls and roof
<b>WATER HEATING</b>	Electric
<b>ROOF</b>	Long run
<b>JOINERY</b>	Single glazed
<b>CLADDING</b>	Concrete block + linea
<b>FLOOR</b>	Mixture of carpet, tile and vinyl planking in the dining/kitchen area. Engineered timber (Oak) flooring in the entrance way, stairwell, and living area on the ground floor
<b>WATER SOURCE</b>	Mains
<b>WASTE</b>	Grey water bio-cycle system
<b>SECURITY</b>	Monitored alarm
<b>INTERNET</b>	Fibre
<b>CHATTELS</b>	Blinds, curtains, fixed floor coverings, light fittings, rangehood, gas hob, dishdrawer, waste disposal unit, double fridge in kitchen, wine fridge, fridge in scullery, extractor fan x2, heated towel rails x3, Heat pump x1, ceiling fan, gas fireplace, hot water cylinders x2, auto garage door opener x1, pool accessories including pool dolphin, house pressure pump, garage workbench, shelving & cabinet, safe in master bedroom, half barrel pots, media room couch, shelves (x1 dining, x1 lounge), ceiling speakers x2 (as is, where is), spa pool (as is where is), pool heat pump, security alarm (monitored)

# ADDITIONAL DETAILS

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- Decorative garden ornaments, water feature and pots are excluded from the sale
- Swimming pool is heated
- The pool cover has a small hole
- The garden features an impressive selection of established fruit trees and productive plantings, including x2 avocado, x2 lemon, x1 lemon/lime, x1 passionfruit, rhubarb, plum, tangelo, lime, feijoa, grapes (red), orange, mandarin, apple and guava



# HOW TO BUY AT AUCTION

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## **How does an Auction work?**

A real estate auction is an open and transparent way of offering a property for sale at a set date and time. Purchasers compete by placing bids against each other, with the property being sold to the highest bidder (subject to reserve). The auction terms and conditions are available in advance, giving buyers time to review them. Once the hammer falls, the sale is cash and unconditional, and both buyer and seller are legally bound by the contract.

## **How do I prepare for an auction?**

To prepare for an auction, arrange finance with your bank or lender in advance and provide a copy of the auction contract to your solicitor for review. Most auctions require a 10% deposit immediately after the fall of the hammer, so you must have access to those funds on the day. You should also complete your due diligence by consulting your solicitor, a building inspector, or a registered valuer, and checking with council regarding any renovations or works completed on the property. Finally, attending a few auctions beforehand can help you feel more confident and comfortable with the process when it's your turn to bid.

## **Do I need to register?**

At OWN Real Estate, we encourage all prospective buyers to formally register before bidding. By law, you must also receive a copy of the Approved Buyers Guide (issued by the Real Estate Agents Authority) before you can place a bid. Your salesperson will provide this guide and assist you with the registration process.

# PHOTO GALLERY

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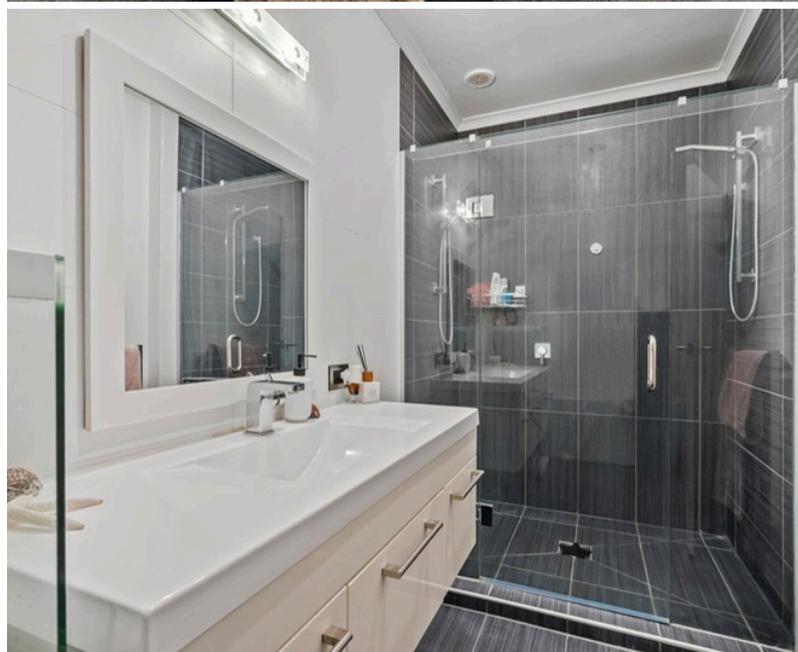
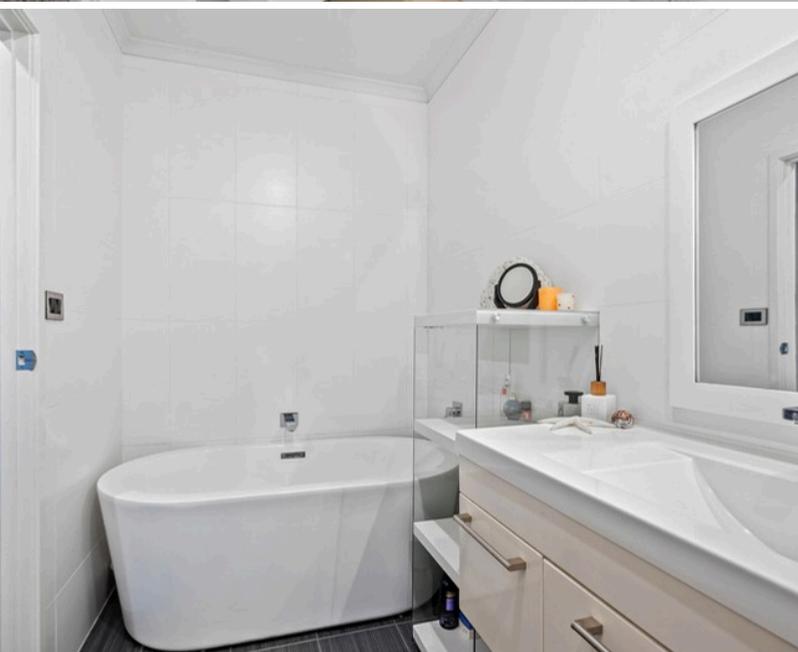
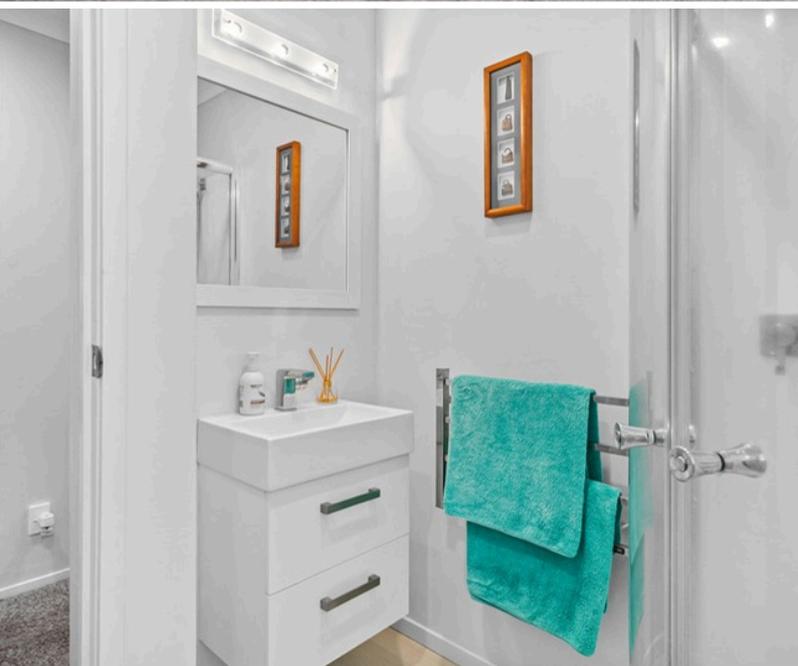














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# FLOOR PLAN

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



# BOUNDARY MAP



Boundary lines are indicative only



## 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.

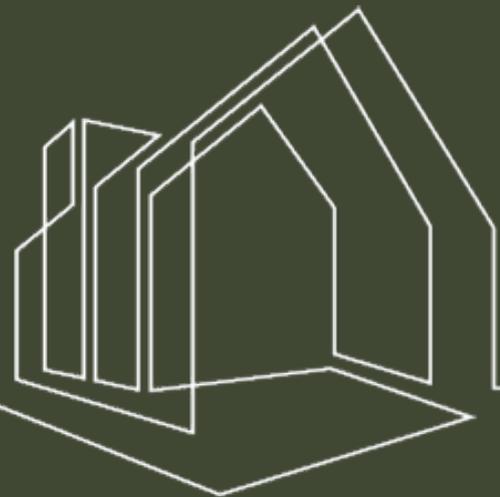
Equipped with the latest real estate strategies and technology, they are at the forefront of modern property marketing and negotiation. With over 30 years of combined experience and a track record in successful local development projects, they offer unmatched expertise in every transaction.

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.

# OWN

REAL ESTATE



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