



Price: \$539,000
Certificate Of Title: NA1014/283
Legal Description: Lot 2, DP37936
Capital Value: \$630,000 (2024)
Rates: \$3,741.39
Land Area: 1012 m2 (more or less)
Building Area : 110 m2 (more or less)
Age: Circa 1961
Exterior: Timber
Roof: Iron
Joinery: Aluminium
Living Areas: Open Plan
Bedrooms: 3 bedrooms + office
Main bathroom: Bath & vanity - shower in laundry
Toilet: Separate room with vanity
Garaging: Separate double garage plus carport
Views: Urban
Services: Town water & sewage & mains gas
Zoning: Medium Density Residential Zone
 Refer to wdc.govtnz-giz maps for further details

Chattels: Window treatments, light fittings, fixed floor coverings, gas califont, electric stove, rangehood, waste disposal unit, clothesline, garden shed

Dishwasher - excluded but can be sold separately

Council records show 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 you 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.

TE KAMO

Welcome to 449 Kamo Road ...

Three bedroom plus office home with three car garaging on large flat section. The tenants have moved so this vacant property is seriously for sale. A classic 1960's home offering huge potential, and positioned on one of the main links to popular Te Kamo. This is a genuine "as is where is" opportunity - perfect for buyers who can see past the work needed and recognise the value in location, land and future possibilities. Sitting on a flat 1012sqm easily workable section, this property is ideal for those looking to renovate, landbank or explore development options. The site offers excellent access, good sun and the kind of usability thats getting harder to find in Whangarei's northern corridor. The home itself is a true doer-upper, quite liveable as is, however ready for someone with vision to bring it back to life. Whether you are builder, investor or first home buyer wanting to add value, this is your chance to secure a property with strong upside in a high demand location. Not far away is the cycleway to CBD, the bus stop, popular schools and the Te Kamo Village. Fully fenced secure yard. Ramp at back door entrance. Instructions "bring us an offer, we want this sold" - so how much is this worth to you?

110m²
 3
 1
 3
 1





| 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 | |

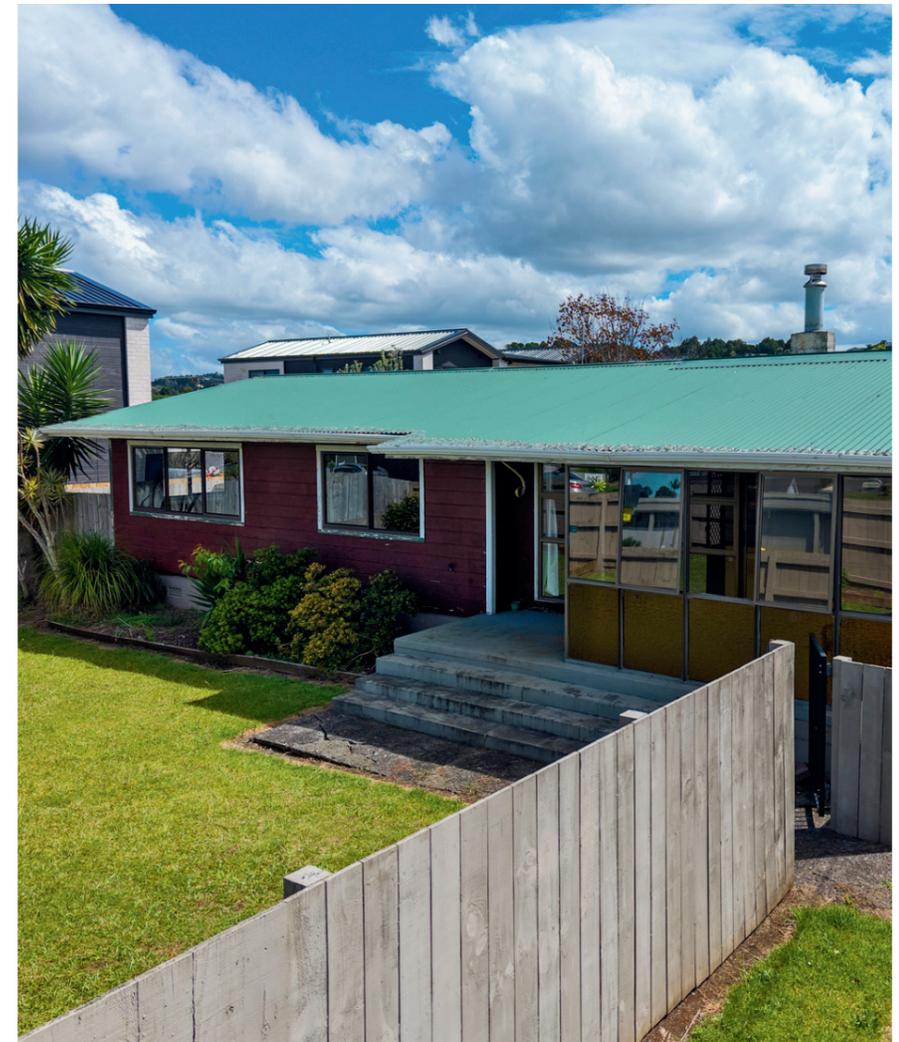
Our Fee = \$19,000 incl GST
 Sell with us - fixed fee regardless of sale price
3% plus GST up to a maximum \$19,000 - Sole Agency only

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



449 KAMO ROAD TE KAMO



\$539,000

Proudly Marketed by the Olive Tree team

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