

PROPERTY BROCHURE



44 BRENDA GARDNER WAY, MAUNU

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

44 BRENDA GARDNER WAY, MAUNU

CLEAR TIMELINE - ONE GOAL...



2090
SQM



229
SQM



4



2



2



2

FOR SALE BY NEGOTIATION

The sellers of this modern Maunu home have already secured their next property and are committed to selling. This is brought to the market with clear intent and realistic expectations.

Positioned well back from the road, the home enjoys a private, quiet setting with good separation from neighbouring properties and offers a sense of space without isolation, in a location that continues to prove its long-term appeal.

Built in 2018, the home offers approximately 229sqm of single-level living, and the floorplan is a standout. At its centre is a large family living zone incorporating kitchen, dining, and informal living - a space designed for daily life and easy entertaining. This area connects to outdoor decking through glass sliders, extending the living footprint and making the most of the site.



A second lounge provides valuable separation, ideal as a media room, formal sitting room, or quiet retreat. The kitchen is practical and well designed, with generous bench space and a large scullery – great for entertaining a crowd. Accommodation is well balanced, with four bedrooms and two bathrooms, supported by a double internal-access garage and good storage throughout.

The section is generous and usable, offering plenty of room to add a large shed if required, along with a selection of established fruit trees that add to the lifestyle appeal.

This is a modern, well-considered home in a proven Maunu setting. Motivated sellers, buyers are encouraged to inspect early and engage with confidence.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 8, Deposited Plan 481012 as shown on Certificate of Title 673456
CV	\$1,075,000 (2025/2026)
RATES	\$2,937.91
DATE BUILT	2018
ZONING	Large lot residential zone
LAND AREA	2090sqm (more or less)
FLOOR AREA	229sqm
LIVING AREAS	Open plan family room including dining/lounge plus separate media room
SEPARATE TOILET	1
KITCHEN	Well appointed with ample bench space. Large walk-in scullery
KITCHEN APPLIANCES	Stone benchtops, scullery with sink, gas hob, electric oven
LAUNDRY	Separate laundry
HEATING & VENTILATION	SmartVent system plus heat pump in living area
PARKING	Double carpeted garage with internal access plus ample off-street parking
INSULATION	Ceiling and walls
WATER HEATING	Electric cylinder located in the linen cupboard
SECURITY	Hikvision security system with x6 cameras wired to a harddrive (harddrive not included). Professionally installed by GET IT Solution.
ROOF	Concrete tile - treated for moss & mould in Spring 2024
JOINERY	Double-glazed aluminium
CLADDING	Brick
FLOOR	Concrete foundation with a combination of carpet, tiles, and timber coverings
WATER SOURCE	Rain collection from x2 water tanks
WASTE	Septic
INTERNET	Fibre
OUTDOOR LIVING	Loggia off the living area, plus expansive deck
DECK	Hardwood - treated for moss & mould in Spring 2024

ADDITIONAL DETAILS



HOME ORCHARD

Established home orchard with a variety of fruit trees including fig, feijoa, apple, mulberry, banana, lemon, passionfruit, mandarin, olive, plum, cherry guava, and orange

DRIVEWAY

- Shared driveway servicing three users
- Primary user is 44 Brenda Gardner Way
- Neighbouring orchard access
- Boat access for adjacent neighbour
- Hedges are maintained by the neighbouring orchard

NEIGHBOURING ORCHARD

Spray free

HEDGES

The boundary hedges are owned by the neighbour and are trimmed annually at the neighbour's cost. Trimming typically occurs in spring; however, this year it has been delayed due to a machine breakdown and is scheduled to be completed by the end of February

CHATTELS

Auto garage door x2 + x2 remotes, blinds, drapes, clothesline, dishwasher, electric oven, gas hob, bathroom extractor fan x2, heated towel rails x2, fixed floor coverings, heat pump x1 + x1 remote, light fittings, rangehood, smoke detectors x4, TV brackets, Smartvent ventilation system, water pump, Hikvision security cameras x6 (wired to harddrive - harddrive not included)

PHOTO GALLERY









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Built in 2018, the home offers approximately 229sqm of single-level living, and the floorplan is a standout.

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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

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.

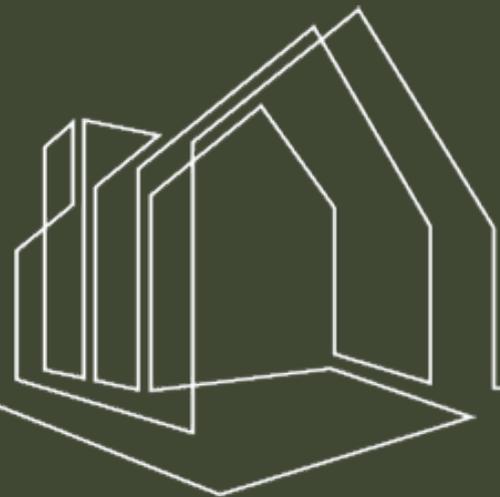
Equipped with the latest real estate strategies and technology, they are at the forefront of modern property marketing and negotiation. With over 30 years of combined experience and a track record in successful local development projects, they offer unmatched expertise in every transaction.

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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