



TE KAMO

Welcome to 62 Pebble Beach Boulevard ...

This 4-year-old gem must be sold.

Tucked away down a private right-of-way, this isn't just a house; it's a sanctuary bordering a lush bush reserve. If you've been looking for that "something special," this is it with the perfect blend of open plan living, comfort and tranquillity.

Why You'll Love It:

Sun-Drenched Living: Experience true indoor-outdoor flow with two separate decks. Catch the morning rays with your coffee off the kitchen, then move to the lounge deck for afternoon sun and tranquil bush views.

The "Retreat" Layout: Smartly designed for privacy, the master bedroom (with ensuite) is situated at one end of the home, while the two additional double bedrooms and second bathroom are tucked away at the rear.

Modern & Low Maintenance: Built just four years ago with a mix of brick and fibre cement, you can move in with total peace of mind. The fresh, light colour scheme is a blank canvas for your style.

The "Big Toy" Factor: Not only do you get a spacious double garage, but there are also additional parking space—perfect for the boat, the caravan, or your guests.



Price:	Enquiries over \$730,000
Certificate Of Title:	477933
Legal Description:	Lot 71, DP413756
Capital Value:	\$690,000 (2025/6)
Rates:	\$3,448.87
Land Area:	668 m2 (more or less)
Building Area :	144 m2 (more or less)
Age:	2021
Exterior:	Mix - Brick Veneer & Fibre Cement
Roof:	Colour tile
Joinery:	Aluminium - double glazing
Living Areas:	Open plan
Bedrooms:	3 double bedrooms
Main bathroom:	Shower, Vanity & Toilet
Ensuite:	Shower, vanity & toilet
Toilet:	In Bathroom & Ensuite
Garaging:	Double - with internal access + 2 car park spaces
Views:	Bush / urban
Services:	Town water & sewage
Zoning:	General Residential Zone Refer to wdc.govtnz-giz maps for further details

Chattels: Window treatments, light fittings, fixed floor coverings, clothesline, dishwasher, electric oven, hob, rangehood, bathroom extractor fan, heated towel rail, garage door opener and 2 x remotes

Council records indicate this property is situated in a Medium/High landslide susceptibility zone and Mine zone 2

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.

144m²
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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	

SELL WITH US ...
pay no more than \$19,000 incl GST commission
Some conditions apply....

For more information regarding this property contact the sales team

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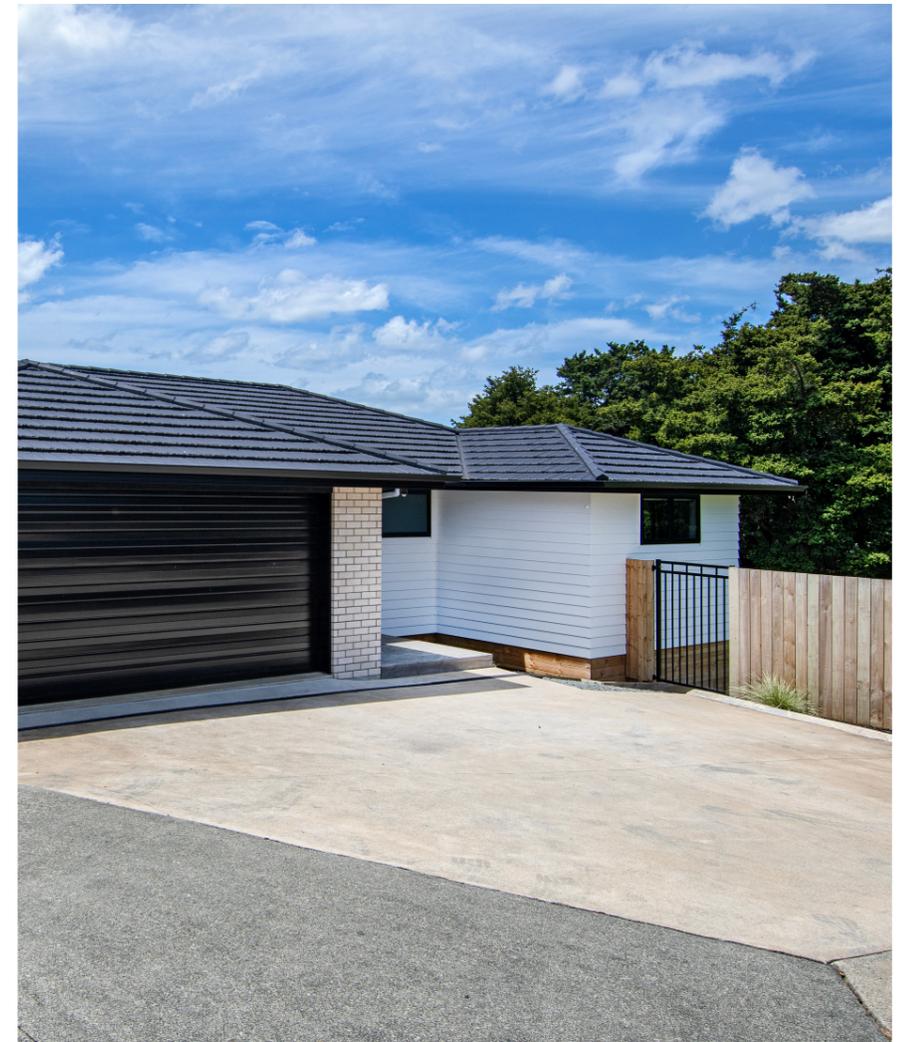


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