



## TE KAMO

Welcome to 14a Puriri Street....

This 1950s residence offers an expansive 190m<sup>2</sup> layout filled with natural light and character.

At the front of the home, a sun-drenched deck offers the perfect vantage point to enjoy elevated views and stunning sunsets. A welcoming hallway leads to three well-appointed bedrooms, each featuring built-in closets. The main level also hosts a modern bathroom with both a standalone shower and a bathtub and separate toilet. A practical wet room and laundry area opens to the back garden.

The heart of the home is an open-plan kitchen and dining area designed for family connectivity, which flows effortlessly onto a partially covered back patio—perfect for year-round alfresco dining. For those who value flexibility, the adjoining living room can serve as an intimate, separate entertaining space or be opened up to create an integrated living area.

Downstairs, an internal staircase reveals significant value-add potential. This lower level features a large room (converted garage) with its own external access via ranch slider and heat pump. Then a central area which could be a rumpus room, followed by the second converted garage with ranch slider that would make a great workshop area. Good potential (subject to council approval) for a home office, guest wing, or second bathroom.

Outdoor features an elevated back garden with dedicated space for a vegetable garden. A standout feature is the massive, metallated area (135m<sup>2</sup> more or less) at the front of the property. This space is a rare find, providing ample room to securely park a caravan, boat, or tiny house, in addition to the four or more existing driveway spaces.

Located in the heart of the Kamo community, this home places you within easy reach of local shops, sports fields, and schooling.

This property represents a unique chance to secure a spacious family home with the rare ability to significantly increase equity through upgrades.



<b>Price:</b>	\$620,000
<b>Certificate Of Title:</b>	359956
<b>Legal Description:</b>	Lot 1 Deposited Plan 57551
<b>Capital Value:</b>	\$590,000 (2024)
<b>Rates:</b>	\$3,660.14 p.a.
<b>Land Area:</b>	1077 m2 (more or less)
<b>Building Area :</b>	190 m2 (more or less)
<b>Age:</b>	Circa 1950's
<b>Exterior:</b>	Timber weatherboard and brick
<b>Roof:</b>	Tile
<b>Joinery:</b>	Aluminum
<b>Living Areas:</b>	Lounge and dining
<b>Bedrooms:</b>	3 double
<b>Main bathroom:</b>	Shower, bath & vanity
<b>Toilet:</b>	Separate
<b>Garaging:</b>	Converted to two basement areas with internal access
<b>Views:</b>	Urban
<b>Services:</b>	Town water & sewage
<b>Zoning:</b>	General Residential Zone Refer to wdc.govtnz-giz maps for further details

**Chattels:** Window treatments, clothesline, dishwasher, electric stove, wooden garden shed, heated towel rail, heat pump x2 and remote x2, light fittings, fridge, security system - 3 cameras (unmonitored), smoke detectors, waste disposal

Council records indicate that this property is classed as Mine Zone 1, and part of this property is situated in a medium landslide susceptibility zone and flood susceptible area (start of drive).

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 your own due diligence in this regard. For more information visit: <https://www.health.govt.nz/your-health/healthy-living/environment-health/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.

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# 14a PURIRI STREET TE KAMO



Please refer to our sales consultants for information on safety and hazards (if any)

For more information regarding this property contact the sales team

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## \$620,000

Proudly Marketed by the Olive Tree team

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