

PROPERTY BROCHURE



29 WATERFALL WAY, MAUNGATAPERE

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

29 WATERFALL WAY, MAUNGATAPERE

PEACEFUL, PRISTINE AND NATURALLY PRIVATE...



1.3740
HA

218
SQM

3

2

2

1

2+

ASKING PRICE \$1,250,000

Set in a peaceful country setting and surrounded by beautifully established gardens, this well-built brick home offers space, privacy and the kind of lifestyle many people are searching for.

The 218sqm residence is solid, spacious and thoughtfully laid out. Three bedrooms are complemented by a dedicated office, providing flexibility for working from home or accommodating guests. Generous living areas are filled with natural light and connect easily to the outdoor entertaining spaces, creating a relaxed flow between the home and its surroundings. The design is also wheelchair friendly, allowing easy movement throughout.

Positioned on 1.37 hectares, the land is a balance of landscaped gardens, sweeping lawns and usable grazing, with a productive home orchard adding both charm and practicality.



Garaging and storage are a real highlight. In addition to the double internal-access garage, a substantial 80sqm separate shed offers excellent space for vehicles, hobbies, a workshop or additional storage.

Private, peaceful and immaculately presented, this is country living done properly - a solid home, generous land and a setting that feels a world away while still remaining within easy reach of town.



KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 1, Deposited Plan 340141, Certificate of Title 164842
CV	\$1,050,000 (2025/2026)
RATES	\$2,702.56
ZONING	Rural production
LAND AREA	1.3740ha (more or less)
FLOOR AREA	218sqm
BEDROOMS	3 + office
BATHROOMS	2
LIVING AREAS	2
KITCHEN	Granite and stainless benchtops (adjustable), pull-out pantries. Upgrade completed approximately 3-years ago
KITCHEN APPLIANCES	Concealed rangehood (Blanco), induction hob (Electrolux), underbench oven (Electrolux), dishwasher (Electrolux), Zenith hydro boiling water tap
LAUNDRY	In the garage. Has a supertub
HEATING	Heat pumps x2 - in the family room and master bedroom, woodburner
PARKING	Double garage with internal access + ample concreted area parking
INSULATION	Batts in the ceiling and walls
WATER HEATING	Electric hot water cylinder
SECURITY	Security system (unmonitored) + camera
ROOF	Coloursteel tile
JOINERY	Double glazed aluminium
CLADDING	Brick and plaster over brick features
FLOOR	Concrete pad with tiles and carpet coverings
WATER SOURCE	Concrete tank x1 - rain collection off the house. The outside hose taps are fed from the creek which is serviced by an electric pump (at the creek, on demand)
WASTE	CleanStream waste water septic
INTERNET	Starlink



ADDITIONAL DETAILS

POOL

- 4.5m x 2.7m Freedom fibreglass pool
- Installed September 2024
- 14,000 litre capacity
- 1.8m depth at the deep end
- Saltwater treatment
- Heat pump
- 2-stair entry
- Pump shed houses equipment and chemicals

SHED

- Total Span three-bay shed (9m x 9m)
- Rib raft concrete floor
- Auto doors x2
- Power
- x1 bay fully lined and used as a gym - suitable for office, workshop etc
- Soil pipe installed in the concrete floor for future provision of a toilet

PADDOCKS

- Boundary fence in situ, no internal fencing
- Grazing outsourced with neighbours and friends (cattle + horses)
- Old bath for trough, tap to fill from stream

HOME ORCHARD

- Featuring a variety of fruit trees and vines, including
- Grape vine
 - Louisa plums x2
 - Lemon
 - Mandarin
 - Apricot
 - Apple
 - Nectarine
 - Orange
 - Feijoas
 - Peachcot
 - Guava

CHATTELS

Security camera, auto garage doors (x2 for the shed, x1 for the house), auto garage door remotes x6, window treatments, clothesline x2 (internal & external), underbench oven (Electrolux), induction hob (750cm, Electrolux), concealed rangehood (Blanco), stainless dishwasher (Electrolux), bathroom extractor fans x2, fixed floor coverings, heated towel rails x2, heat pumps + remotes x2, woodburner, light fittings, Zenith hydro boiling water tap, smoke detectors, TV brackets x3, TV (in lounge), pool equipment, filter + heat pump, timber ornamental wheelbarrow

POINTS OF NOTE

- Some garden art will remain. The following items are excluded: Morris & James pots, Totara bench seat, White Koru, Green Japanese temple, metal Tui on the post at the entrance, and all white, blue, and black pots
- The master bedroom TV will not remain, but the TV bracket will
- The office cupboards in the office will not remain; small screw holes will be visible
- Ceiling speakers in the soffit outside and in the living area will remain but are currently not in use
- The grill in the ceiling beside the fireplace and control panel in the kitchen is obsolete (from an old heat transfer system)
- Wheelchair friendly with level entry decks
- Interior refurbished within the last 3-7 years



An aerial photograph of a large, well-maintained property. The central focus is a large, modern house with a grey roof and a swimming pool. The property is surrounded by lush green lawns, trees, and a driveway. In the background, there are rolling hills and a clear blue sky with scattered clouds. The entire scene is framed by a dark green border.

DISCLOSURES

- The audio/infrared remote system is not currently working but could be reinstated if desired. The hub is located in the garage cupboard
- The original kitchen had a gas hob; the outlet pipe remains in situ and is plumbed outside
- In extreme weather, a small amount of water does pool in the rock garden on the western side of the house but quickly dissipates
- Bedroom 2 alterations (removal of front entrance addition of walk-in wardrobe) - CCC pending, will be provided by settlement
- Pool CCC - as above - included in the above BC
- Shed has CCC
- Ensuite alteration in master has CCC
- In torrential rain, the CleanStream waste system does sound an alarm; the system self-corrects over a few days







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.

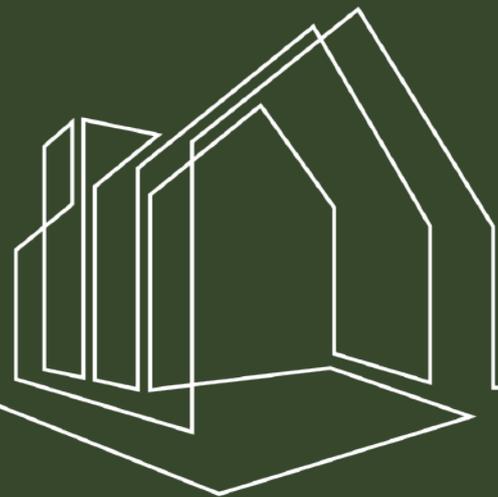
Equipped with the latest real estate strategies and technology, they are at the forefront of modern property marketing and negotiation. With over 30 years of combined experience and a track record in successful local development projects, they offer unmatched expertise in every transaction.

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.

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