



701 Kiwi Road,  
Te Kauwhata



# A Trophy Lakefront Estate

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Positioned on beautifully landscaped grounds overlooking your own private lake with access to Lake Waikare, this estate delivers the privacy, scale and versatility rarely available in one property. Designed for luxury family living, guest accommodation, private events or a private duck hunting lodge, the property offers expansive indoor and outdoor spaces built for entertaining and hosting on a significant scale.



4 Bedroom

3 Bathroom

3 Car  
Garage

391m<sup>2</sup>

5.7592 ha





Properties of this scale are rarely available

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## FEATURES

- **4 bedrooms**
- **3 bathrooms**
- **2 large living areas**
- **Vaulted ceilings in the main living area**
- **Designer kitchen with large scullery**
- **Gas Cooktop**
- **Gas Infinity Water**
- **Hinuera stone feature accents**
- **Large doors and windows connecting all rooms to the outdoors**
- **Covered outdoor entertaining with skylights**
- **Outdoor gas fireplace overlooking the private lake**
- **Triple internal access garage**
- **Mudroom and separate laundry**
- **Attic storage**
- **Outdoor Sound System**



A truly exceptional property

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## FEATURES

- **Massive concrete driveway**
- **Large flat gravel parking area**
- **2 x 30,000L Water Tank**
- **Bio Cycle Septic**
- **Private usable lake**
- **Access to Lake Waikare**
- **Two grazing paddocks suitable for livestock**
- **Landscaped grounds and expansive lawns**

### Location

- **5 Minutes drive - Main Street**
- **10 Minutes drive to the North and South Motorway on/off ramps**
- **30 Minutes Hamilton**
- **30 Minutes Auckland**
- **30 Minutes Pukekohe**
- **10 Minutes Hampton Downs**









## LEGALS

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Land area	5.7592ha
Floor area	391 sqm
Tenure	owner-occupancy
Rateable value	\$1,860,000
Land value	\$710,000
Improvements value	\$1,150,000
Rates	
Waikato District	\$5490.41
Waikato Regional	\$765.75



## ENERGY

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Heating	Ducted Heating and Cooling System, Outdoor Gas Fire
Windows	Aluminium double glazed
Water	2 x 30,000 Litre Tanks
Septic	Bio Cycle ( Under Ground)



## CONSTRUCTION

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Year built	Est 2018
Exterior	Hinuera Stone and Mixed Material
Roof	Coloursteel Longrun
EQ repairs	N/A

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# WHAT NEXT?

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So, you've found a home you love—what happens now? Here's a simple guide to help you secure the property while completing your checks:

## 1 SUBMIT AN OFFER WITH CONDITIONS

To ensure the property is reserved for you while you do your due diligence, you'll need to submit a conditional offer. This means your offer is subject to certain checks being completed to your satisfaction before proceeding. Common conditions include:

- Finance Approval – Confirming your lending with the bank
- Building Inspection – Checking the home's structure and condition
- LIM Report Review – Ensuring there are no council issues
- Solicitor's Approval – Having your lawyer review the contract and title



No money is paid at this stage—the deposit is only required once your conditions are met and the contract becomes unconditional.

## 2 COMPLETE YOUR DUE DILIGENCE

Once your offer is accepted, you will have an agreed timeframe (e.g., 10-15 working days) to complete your checks. During this time, you should:

- Arrange a building inspection
- Review the LIM report and title
- Finalise finance with your bank
- Seek legal advice and review any concerns

## 3 CONFIRM YOUR CONDITIONS

If everything checks out, you confirm your conditions, and your offer becomes unconditional—meaning the purchase is locked in. If there are any major issues, we can discuss your options, including negotiating further or withdrawing if necessary.

## 4 PAY THE DEPOSIT & PREPARE FOR SETTLEMENT

Once your offer is unconditional, the agreed deposit is paid, and your solicitor will guide you through the final legal steps. The home is now officially yours, and we'll assist you in preparing for settlement and key handover!



Need Help?

I'm here to guide you through each step—let's get you closer to securing your new home!

# RECOMMENDED SERVICES

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## MORTGAGE BROKER

**Terri Franklin**  
021 241 8577  
terrif@apexgroup.co.nz

**Jan Baxter**  
027 354 5715  
jan.baxter@kiwibank.co.nz

## LAWYER

**Belinda Williams - Base Law**  
021 648 883  
belinda@baselaw.co.nz

## BUILDER

**Damian - Total House Inspections**  
021 511 731  
damian@totalhouseinspections.co.nz

**Jason - Total House Inspections**  
0800 844 795  
jasont@thisnz.co.nz

# FUSION TEAM



## Aidan Picot – Proven Results, Real Success

Aidan Picot has built his reputation on delivering outstanding results in real estate. Recognised as a Top Salesperson multiple times and awarded Rising Star of the Northern Region on several occasions, Aidan's track record speaks for itself.

With a background at one of New Zealand's leading agencies, his dedication, work ethic, and ability to connect with people have consistently set him apart. From achieving strong sales prices to guiding first-time buyers into their homes, Aidan knows how to get results while keeping the process smooth and stress-free.

Now proudly part of the Fusion team in Te Kauwhata, Aidan combines local knowledge with proven experience to achieve the best possible outcome for every client.



## Driving Fusion Real Estate's rapid growth as one of the region's leading independent agencies

As the owner of Fusion Real Estate, Kirsten Anderson has built one of Te Kauwhata's most successful independent agencies, driving dozens of sales every year across residential and lifestyle properties. Her relentless work ethic and commitment to excellence have positioned Fusion as a trusted local leader with a reputation for powerful marketing campaigns and record-breaking results.

Kirsten's high-performance approach has consistently delivered: from fast, premium-price sales to strategic negotiations that secure top outcomes, even in tough markets. Her ability to problem-solve, adapt, and push harder than most ensures her clients don't just sell — they achieve results beyond expectation.

She combines proven sales achievements with sharp marketing strategies and tireless energy, setting a new benchmark for results in the region.



Let's make it  
happen.

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**KIRSTEN ANDERSON**

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