



<b>Price:</b>	Enquiries over \$625,000
<b>Certificate Of Title:</b>	NA1922/7
<b>Legal Description:</b>	Lot 3 DP 41872
<b>Capital Value:</b>	\$610,000 (2024)
<b>Rates:</b>	\$3,985.17
<b>Land Area:</b>	1,690 m2 (more or less)
<b>Building Area :</b>	170 m2 (more or less)
<b>Age:</b>	1960's
<b>Exterior:</b>	Weatherboard & block/plaster
<b>Roof:</b>	Longrun steel - Zincalume
<b>Joinery:</b>	Aluminium / timber
<b>Living Areas:</b>	1 upstairs, 1 downstairs
<b>Bedrooms:</b>	4
<b>Bathroom:</b>	Bath, shower, vanity
<b>Toilet:</b>	1 - seperate
<b>Garaging:</b>	2 single, powered, one with internal access
<b>Views:</b>	Urban
<b>Services:</b>	Town water & sewage
<b>Zoning:</b>	Medium Density Residential Zone Refer to wdc.govtnz-giz maps for further details
<b>Chattels:</b>	Window treatments, Clothesline, Dishwasher, Electric stove, Bathroom extractor fan, Fixed floor coverings, Light fittings, smoke detector, laundry bench and laundry room dividers/ garage benches and cabinets in the original garage.

Council records indicate this property is situated in a mixture of high & low landslide susceptibility zone.

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

# Kensington

## Welcome to 52 Cairnfield Road

So much to discover - set back from the road, down it's own driveway, this home instantly feels bright, open and welcoming.

With the main living on the top level, windows which frame your outlook and a practical covered deck to enjoy those outdoor evenings and BBQ gatherings. The bonus of internal access takes you down to a lounge/rumpus space that opens out to the generous grounds. This area, along with the secondary single garage/workshop space gives you additional flexibility - perfect for a teen hangout, hobby space or home office. Adjoining the downstairs multi use area is a generous laundry (with the benefit of a laundry chute) and the main garage area.

Needing storage? There is more here than you will know how to fill - even the ideal place for storing the Christmas decorations! Plua great off road parking for several vehicles and large lawn space ripe for someone to develop further.

Set on a large elevated section, surprisingly private and full of sunshine, something which families today crave. Featuring beautiful native timbers there is so much to fall in love with at this four bedroom plus property.

If seeking a substantial family home, large grounds and to live in under 3km from the city centre this could be just what you have been waiting for... plus it is now vacant and ready for you to move in

🏠 170m<sup>2</sup> 🛏️ 4 🚿 1 🏠 2+ 🛋️ 2





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"> <li>All children must be Supervised by parent</li> </ul>
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"> <li>Warning sign erected Copy of hazards acknowledged by and provided to all viewers</li> </ul>
Obstructions across access ways	Tripping Falling	<ul style="list-style-type: none"> <li>Restrict access to hazard areas Customers remain a safe distance from hazard</li> </ul>
Drain/water	Slipping, falling Adverse weather	<ul style="list-style-type: none"> <li>Hazard sign and person monitoring hazard if required</li> </ul>
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"> <li>Appropriate footwear</li> </ul>
Unknown debris	Injury	<ul style="list-style-type: none"> <li>Keep aware/hazard sign Awareness of weather conditions</li> </ul>
Adverse weather conditions	Slipping on steps/grounds Reduced visibility	

**Fixed Fee = \$19,000 incl GST**  
 Sell with us - regardless of sale price, pay no more  
3% + GST up to maximum of \$19,000 - Sole Agency only

For more information regarding this property contact the sales team

- Pauline Dinsdale** 021 344 866  
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**ANGELA**  
Quenault

**LISA**  
Struneski

**PAULINE**  
Dinsdale

## 52 Cairnfield Road Kensington



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Proudly Marketed by the Olive Tree team

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