



PROPERTY BROCHURE

3 Scotia Place, KAMO



Jenny Martin
022 479 5738
jenny@dwelldre.co.nz
dwelldre.co.nz

dwelldre
REAL ESTATE





KAMO PRIVACY! BUSH VIEWS!

3 Scotia Place , KAMO



4



2



4



187 m²



591 m²

Price indication: Contact Agent

Set in a tranquil quiet cul de sac at 3 Scotia Place, Kamo, this well kept, low maintenance residence offers a perfect blend of comfort and style. Built in 2007, this brick & tile 4-bedroom, 2-bathroom property will surely delight. Step inside past the lovely water feature and you will find a home that has been built with love and has many added features. This is single-level living at its best.

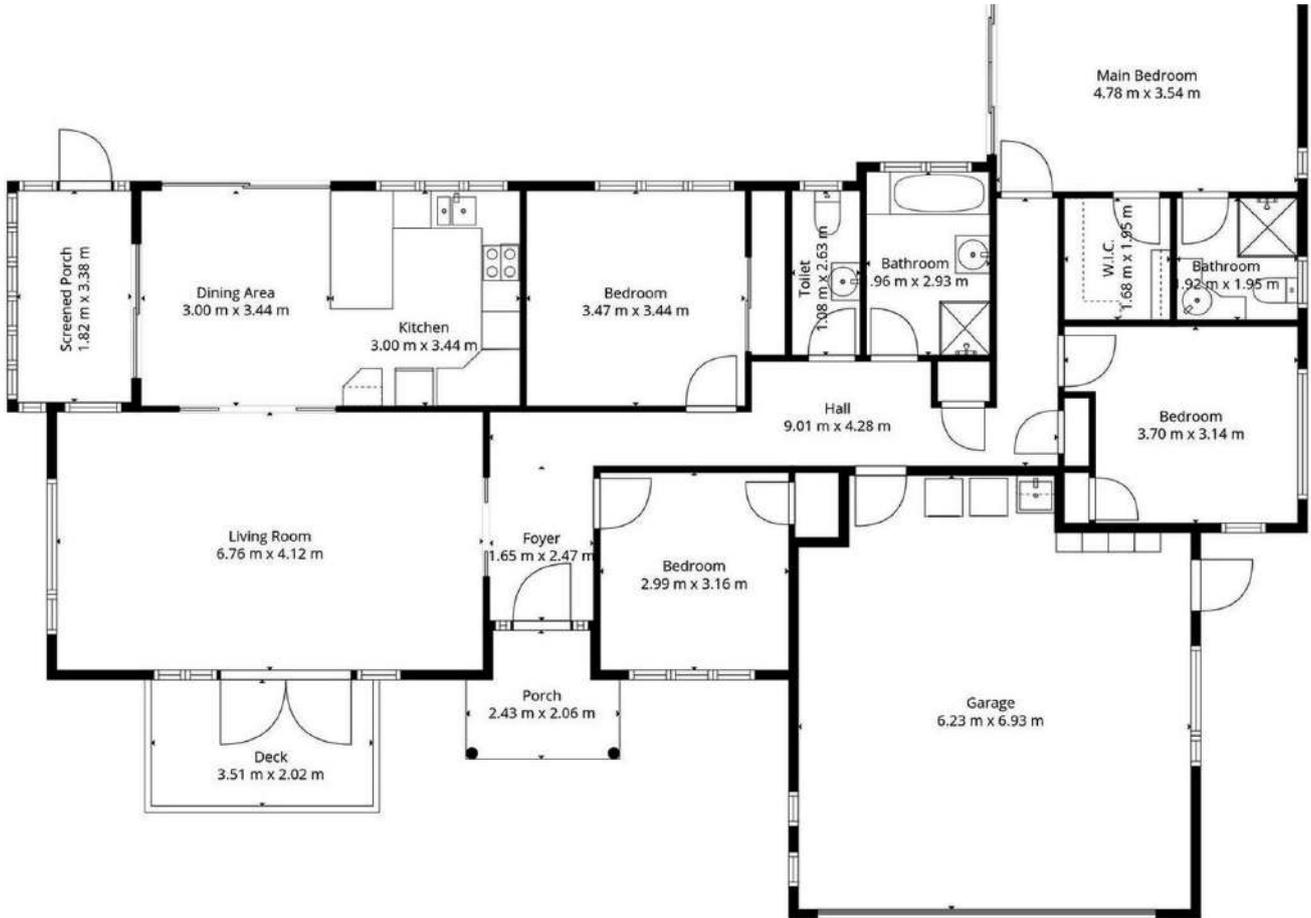
The lounge area is a great space to unwind and has slider doors that open up onto a cute deck area. The dining area connects to an enclosed conservatory with its own locked entrance; a great suntrap and fabulous place for your morning coffee. Down the hall are 4 double bedrooms (1 currently used as an office), a large family bathroom with separate toilet and internal access to the double garage. The master bedroom has an ensuite, separate walk in wardrobe and stacker doors that open up onto the flat outdoor space.

Outside, the grounds are easily manageable, with enough space for a veggie garden or you can enhance further with more plantings. With fabulous bush views that stretch as far as the eye can see, this property brings the beauty of the outdoors to your doorstep.

Features at a glance:

- Enclosed conservatory
- Heat pump
- HRV system
- Water filter system
- Wet floor ensuite
- Internal double garage

FLOORPLAN - 3 SCOTIA PLACE KAMO



LEGALS & CONSTRUCTION

Land Area	591 m ²
Floor Area	187 m ²
Tenure	Freehold title
Rateable Value	\$840,000
Land Value	\$320,000
Improvements Value	\$520,000
Rates	\$3,530.13
Council Zone	Residential 9A
Technical Category	Residential Dwelling
School Zoning	Kamo schools; Primary, Intermediate & Secondary
Year Built	2007
Exterior	70 series Brick veneer
Roof	Colourtile roofing

CHATELS

Auto garage door opener, window treatments, double drawer dishwasher, electric oven, extractor fan x 2, fixed floor coverings, heated towel rails x 2, heat pump, HRV system, light fittings, smoke detectors, water filter system (in garage)

DISCLOSURES

- GIS Map shows no land instability or flood or mine zone.
- CC sign off 2007
- All council file and plans provided by the agent
- Please seek technical and legal advice as necessary

Notes

Testimonials About Us

“

AMAZING COMMUNICATION!

Loved our experience with Jenny, she kept us informed the whole way through selling our house and was so patient with us always asking questions. Highly recommend her.

“

VERY PROFESSIONAL

Always on time for open homes, made sure the house presented at its best and an excellent communicator.

“

PERSONAL SERVICE

Jenny gives you sage advice based on her wealth of experience and works for you to get the best possible result. Have used her before and would do so again.

“

VERY HAPPY

Very happy. Jenny's professionalism, attention to detail and friendly approach made the sales process a positive experience despite challenging market conditions. I would not hesitate to recommend Jenny to friends and family.



Jenny Martin

Real Estate Specialist & Property Matchmaker
022 479 5738 | jenny@dwelre.co.nz | dwelre.co.nz

With over a decade of proven success selling over 500 properties across Whangarei, I am proud to introduce Dwell Real Estate; a boutique, bespoke agency powered by genuine connection and modern strategy.

I understand that your home represents more than just an investment; it's where your life unfolds. I am vendor focused, I will listen to your needs and work with you every step of the way. I treat every property as if it were my own, combining local knowledge, strategic marketing, and genuine care to achieve exceptional results.

When you work with me, you get experience, honesty, and results that speak for themselves. Let's position your property to shine because your home deserves to stand out in the market.

If you are considering selling, I would love to chat!



Scan to request market price updates

Sell Smart, Dwell Better



Jenny Martin

022 479 5738

jenny@dwellre.co.nz

dwellre.co.nz

