

# PROPERTY BROCHURE

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211 WHAU VALLEY ROAD, WHAU VALLEY

SUE & DAMIEN  
PROPERTY TEAM

**OWN**  
REAL ESTATE

211 WHAU VALLEY ROAD, WHAU VALLEY

# SPACE AND SECLUSION ON THE CITY FRINGE...



6641  
SQM



190  
SQM



3



2



2



2

DEADLINE SALE  
1PM, 15 APRIL 2026 (PRIOR OFFERS CONSIDERED)

Set well back from the road and wrapped in established gardens, this is a home that feels grounded, private and genuinely loved. Sweeping lawns create scale and presence, while mature native trees provide natural shelter and seclusion. Positioned on 6,641sqm (more or less), the setting delivers a peaceful, almost lifestyle-block feel – yet you're only minutes to Kamo Village, local shops, schools and an easy drive into town.

This immaculately presented home is single level and thoughtfully arranged for relaxed, everyday living. At its heart, the lounge is defined by a striking vaulted sarked ceiling, bringing warmth, height and architectural character. Generous windows capture the green outlook, filling the home with natural light and strengthening the indoor-outdoor connection.

The rimu kitchen offers timeless appeal and practical design, positioned to anchor both family life and entertaining. It connects seamlessly to the dining and living zones, flowing to a sheltered patio that extends your living space outdoors.



Accommodation comprises three bedrooms plus a generous rumpus or optional fourth bedroom/office, supported by two bathrooms for comfort and functionality.

A double garage provides secure parking and excellent storage, with ample additional room for vehicles, trailers or recreational gear. Combined with the expansive lawns and private setting, there is real space here - inside and out.

Solid, warm and immersed in nature, this is secluded living on the city fringe - spacious, private and increasingly hard to find.

Our elderly sellers are downsizing and calling for quick action.

# KEY PROPERTY DETAILS

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<b>LEGAL DESCRIPTION</b>	Lot 1, Deposited Plan 155412 as shown on Certificate of Title NA92D/445
<b>CV</b>	\$910,000 (2025/2026)
<b>RATES</b>	\$2,645.39
<b>DATE BUILT</b>	Pending LIM Report
<b>ZONING</b>	Future urban zone
<b>LAND AREA</b>	6641sqm (more or less)
<b>FLOOR AREA</b>	190sqm
<b>BEDROOMS</b>	Three plus fourth bedroom/rumpus
<b>BATHROOMS</b>	Two
<b>LIVING AREAS</b>	Two
<b>SEPARATE TOILET</b>	One
<b>KITCHEN</b>	Rimu
<b>KITCHEN APPLIANCES</b>	Double oven, microwave combo, dishwasher, ceramic hob, rangehood
<b>LAUNDRY</b>	Conveniently located in the garage
<b>HEATING</b>	Woodburner (installed 2002 & last cleaned 2026)
<b>PARKING</b>	Double garage with internal access + additional off-street parking
<b>INSULATION</b>	Batts in the walls and ceilings
<b>WATER HEATING</b>	Electric cylinder (2023), located in the wardrobe of bedroom 3
<b>CEILING</b>	Macrocarpa
<b>ROOF</b>	Coloursteel tile profile
<b>JOINERY</b>	Aluminium single glazed
<b>CLADDING</b>	Brick and painted fibrolite at rear
<b>FLOOR</b>	Concrete floor, carpet and tiles
<b>WATER SOURCE</b>	Mains supply
<b>WASTE</b>	Septic system with x2 chambers
<b>INTERNET</b>	Wireless 5G (currently provided by SPARK). Fibre supply stops at the bridge.

# CHATELS

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- Ceramic hob
- Double oven
- Rangehood
- Microwave combo
- Dishwasher
- Curtains
- Drapes
- Auto garage door + x2 remotes
- Bathroom heater
- Heated towel rails x2
- Woodburner
- Smoke detectors
- Light fittings

**Some pots and ornaments are available by negotiation**

# DISCLOSURES

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- Lawn on road can go underwater - Nowhere near the house
- Water from behind house channels into the stream (open natural drain in bush)
- Shed constructed by past owner - No consent obtained and no power
  - \*Provision for power - not connected to shed
- Power connected to plant house (previously spa gazebo)
- Fireplace cleaned 2026 (fire and safety compliant)

# DEADLINE SALE

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## **How does a Deadline Sale work?**

A Deadline Sale is a method where a property is marketed without a price, and all offers must be submitted on or before a set deadline date. As a buyer, this means you have time to view the property, complete your due diligence, and prepare your best offer - whether it's conditional or unconditional.

Because both cash and conditional buyers are welcome, there's often strong competition. The aim is to create a multi-offer situation, so it's important to put your best foot forward. Your agent will guide you through the process, but ultimately, the seller will consider all offers submitted by the deadline and choose the one that best suits them.

## **What is a multiple offer?**

A multiple offer situation occurs when more than one buyer submits an offer at the same time. In this case, all buyers are encouraged to present their strongest offer, as the seller will either accept one or negotiate with a single buyer—excluding others from further negotiation.

## **What does “unless sold prior” mean?**

When a Deadline Sale is advertised with “unless sold prior,” it means the seller is open to accepting an offer before the official deadline. If this happens, the agent will notify all interested buyers and invite them to submit their offers, potentially creating a multiple offer scenario earlier than expected. If the seller accepts an unconditional offer, the property is sold immediately. If a conditional offer is accepted, the sale method may shift to “Price by Negotiation” while that contract is in place. As a buyer, it's important to stay in close contact with the agent and be ready to act quickly if you're seriously interested.

PHOTO  
GALLERY

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“ This immaculately presented home is single level and thoughtfully arranged for relaxed, everyday living ”









“  
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”



# 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

# OWN YOUR SALE OWN YOUR SUCCESS...

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Selling your home is a big decision - make it with confidence.

At OWN Real Estate, we combine market expertise, strategic marketing, and personal service to get the best results for you.

With Sue and Damien leading the way, you can expect a smooth, professional sale that maximises your property's potential.

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## SUE MAICH & DAMIEN DAVIS

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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.





# OWN

REAL ESTATE



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