

PROPERTY BROCHURE



14 SPRINGDALE LANE, MAUNU

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

14 SPRINGDALE LANE, MAUNU

ELEVATED LIVING IN THE HEART OF MAUNU ESTATE...



1.0050
HA

200
SQM

4

2

2

2

DEADLINE SALE
1PM, 22 APRIL 2026 (PRIOR OFFERS CONSIDERED)

Set high within the gates of Maunu Estate, this is a property that immediately feels special. Elevated to capture a north-easterly aspect and wide district views, it offers a rare combination of space, sun and serenity on 1.005ha of beautifully established grounds with some grazing. Surrounded by other quality homes, the setting is peaceful, secure and undeniably desirable.

The home itself is warm, generous and designed for easy living. With four bedrooms, two bathrooms including an ensuite, and two separate living areas, it offers the flexibility families want without sacrificing comfort or style. Recent renovations to the kitchen and bathrooms have lifted the interiors beautifully, giving the home a fresh, modern feel while keeping it grounded and welcoming.

At the centre of it all, the kitchen is both stylish and practical, opening to the family room and large sunny deck, making for effortless entertaining and indoor/outdoor living. A separate formal lounge provides a second retreat for quieter evenings, or simply spreading out as the household grows and changes.



Sunlight pours in, the outlook is endlessly calming, and every window seems to draw the landscape in. Outside, the grounds are simply gorgeous. Sweeping lawn, established planting and room to move create a lifestyle that feels far removed from the rush, yet still anchored by the comfort of an exclusive gated community.

With excellent parking and dedicated space for a camper or boat, this is a home that delivers not just beauty, but real practicality too.

Tap the brakes on your busy lifestyle, and consider this wonderful city-edge retreat, just minutes from highly regarded schools including Maunu Primary.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 47, Deposited Plan 313514, Certificate of Title 53388
CV	\$1,075,000 (2025/2026)
RATES	\$2,937.91
DATE BUILT	Building Consent issued 2004; Code Compliance Certificate issued 2006
ZONING	Future urban
LAND AREA	1.0050ha (more or less)
FLOOR AREA	200sqm
BEDROOMS	Four - x3 doubles and x1 single (equally suited as a home office) Master retreat with walk-in robe, ensuite, and ranchslider opening to the deck
BATHROOMS	Two - Renovated and re-painted in 2019. 3 way main bathroom with separate toilet, and separate shower/bath, plus master ensuite
LIVING AREAS	Two - Family/dining/kitchen plus separate lounge
SEPARATE TOILET	One
KITCHEN	Stylishly renovated in 2019 by Guyco featuring granite benchtops, central island, and generous storage with bench pantry plus full pantry
KITCHEN APPLIANCES	Dishwasher (Bosch), wall oven, microwave, rangehood, 900mm gas hob (currently x2 9kg bottles used, only x1 will remain), under bench water filter
LAUNDRY	In the garage
HEATING	HRV system + high wall heat pump
PARKING	Double garage + plenty of off-street parking
INSULATION	Ceiling and walls
WATER HEATING	Electric/solar cylinder on roof
LIGHTING	L.E.D lighting throughout
ROOF	Monier Hacienda concrete tiles with gutter guard
JOINERY	Double glazed and tinted aluminium
CLADDING	Brick
FLOOR	Concrete foundation with a mixture of carpet and tiles
FLY SCREENS	Most windows and doors are fitted with screens for easy ventilation and comfort
INTERNET	Wireless, currently provided by Wireless Nation (no Fibre in the subdivision)

KEY PROPERTY DETAILS

WATER SOURCE	x2 half-buried concrete tanks with a pump located next to the tanks (last serviced in 2024) Farm water: 100m ³ free, then \$0.55c + GST per m ³ thereafter (metered separately)
WASTE	Bio-cycle wastewater system located under the north-side deck, with field lines running along the north garden bank and west of the home
SECURITY	Alarm system (condition unknown; sold as-is, where-is)
SHED	<ul style="list-style-type: none">• Brick construction with iron roof• Ideal for garden tools, bikes, or mower• Powered, no water• Electric fence unit (solar powered), available by negotiation• Plastic troughs off Estate farm supply x2• External taps - x2 off house supply, x4 off farm supply

MAUNU ESTATE

One share is included with the house. Annual fee: \$1,400 + GST, covering mowing, general maintenance, tree care, gate and roading upkeep, and other estate services.

There is a social committee within the estate, and occasional functions take place in the barn. Residents also have access to shared facilities, including a woolshed, paddock, and lake, with an annual working bee to help maintain the communal areas.

CHATTELS

- Window treatments
- Clothesline (in garage)
- Dishwasher
- Electric wall oven
- Gas hob
- Heat pump x1 + x1 remote
- Light fittings
- Rangehood
- HRV system
- Gas bottle (9kg) x1
- Auto garage door + x3 remotes
- Bathroom extractor fans x2
- Fixed floor coverings
- Garden shed
- Heated towel rails x2
- Solar water heating system
- Smoke detectors
- TV brackets
- Microwave
- Under bench water filter
- Water pump
- Security alarm (as-is, where-is)
- Spa Pool, available by negotiation (Silver Spa, approximately 8-years old)
- Electric fence unit (solar powered), available by negotiation



DEADLINE SALE

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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”

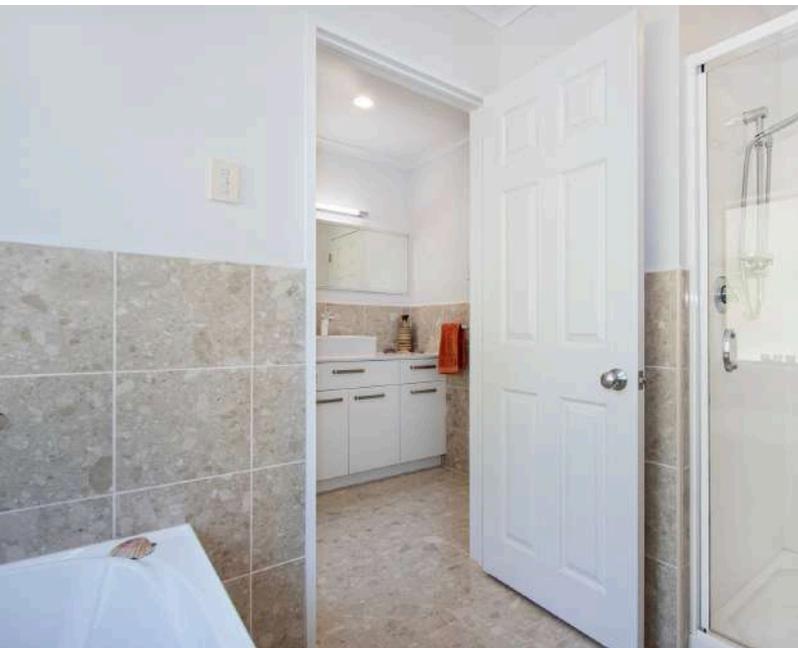












FLOOR PLAN

This plan is for illustrative purposes only and should only be used as such by any prospective purchaser



BOUNDARY MAP





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.

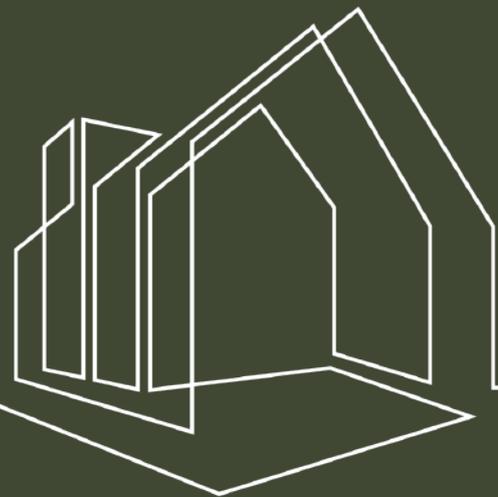
Equipped with the latest real estate strategies and technology, they are at the forefront of modern property marketing and negotiation. With over 30 years of combined experience and a track record in successful local development projects, they offer unmatched expertise in every transaction.

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.

OWN

REAL ESTATE



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