

# PROPERTY BROCHURE

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14A MAINS AVE, KENSINGTON

SUE & DAMIEN  
PROPERTY TEAM

OWN  
REAL ESTATE

14A MAINS AVE, KENSINGTON

# BUNGALOW CHARM, CENTRAL AND READY...



750  
SQM



119  
SQM



3



2



1



2

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

Positioned in the heart of Kensington, just an easy stroll to shops, schools and transport, this well-presented bungalow delivers the kind of location buyers compete for, paired with the space they rarely find.

Set on a fully fenced 750sqm (more or less) section, the grounds are level, usable and designed for real life. Children and pets can play securely, while the scale allows for outdoor living and gardening.

Inside, the home is immediately comfortable, with generous proportions throughout. Three large bedrooms, two bathrooms, and a layout that feels open, practical and easy to live in. It's tidy and well-maintained, with clear scope to personalise and add value over time.



Flowing seamlessly from the dining area, a covered deck extends to the lawn beyond, creating a sheltered outdoor space ideal for everyday living and effortless entertaining.

Practicality is well handled. A double garage with covered access to the home, a separate shed, and excellent off-street parking with room for a boat or trailer.

The owners have purchased elsewhere and are motivated. This is a home ready for its next chapter, offering immediate comfort with future upside.

# KEY PROPERTY DETAILS

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<b>LEGAL DESCRIPTION</b>	Lot 1, Deposited Plan 203696, Certificate of Title NA131A/714
<b>CV</b>	\$650,000
<b>RATES</b>	\$3,708.90
<b>DATE BUILT</b>	1920's
<b>ZONING</b>	Medium density residential
<b>LAND AREA</b>	750sqm (more or less)
<b>FLOOR AREA</b>	119sqm
<b>KITCHEN</b>	1970's renovation
<b>KITCHEN APPLIANCES</b>	Gas hob, double oven, dishwasher, rangehood
<b>LAUNDRY</b>	In the garage with space for an additional fridge and storage cupboard
<b>HEATING</b>	Kent logburner, Fujitsu heat pump in the lounge
<b>PARKING</b>	Single garages x2 plus additional space for vehicles, boats and campers
<b>INSULATION</b>	Wool blanket underfloor, white blanket ceiling
<b>WATER HEATING</b>	Electric hot water cylinder in the laundry with wet back
<b>ROOF</b>	Long run iron
<b>JOINERY</b>	Aluminium inserts, bedroom windows, retro double glazed excluding slider in bedroom 3
<b>CLADDING</b>	Weatherboard
<b>FLOOR</b>	Native timber floors plus carpet and tiles
<b>WATER SOURCE</b>	Mains
<b>WASTE</b>	Mains
<b>INTERNET</b>	Fibre
<b>CHATTELS</b>	Dishwasher, double oven, gas hob, rangehood, auto garage door + remotes x3 window treatments, clothesline, fixed floor coverings, garden shed, heated towel rails x2, heat pump + remote x1, light fittings, pool and pool equipment, playhouse

# ADDITIONAL DETAILS

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- Extensive renovation completed in the 1970's
- Fully fenced section with gate - secure for children and pets
- Ample ceiling storage with flooring installed between trusses
- Tiled bathroom with available Producer Statement
- Blackout thermal curtains (near new)
- Woodshed with light and power
- Gas bottle conveniently located under the deck
- Hard-sided pop-up pool (approx. 1.2m high) set on a foam pad
- Fridge in the kitchen and fridge in the garage available by negotiation
- The property is currently insured with State Insurance



# 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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# FLOOR PLAN

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



# BOUNDARY MAP

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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.

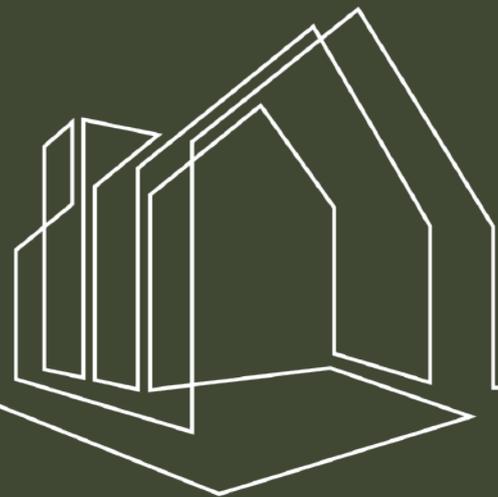
Equipped with the latest real estate strategies and technology, they are at the forefront of modern property marketing and negotiation. With over 30 years of combined experience and a track record in successful local development projects, they offer unmatched expertise in every transaction.

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



**SUE MAICH**  
021793822 | [sue@ownrealestate.co.nz](mailto:sue@ownrealestate.co.nz)

**DAMIEN DAVIS**  
021387345 | [damien@ownrealestate.co.nz](mailto:damien@ownrealestate.co.nz)