



6 France Street, Waiuku



Effortless living starts here!

 3  1  94m²  468m²

Key Features:

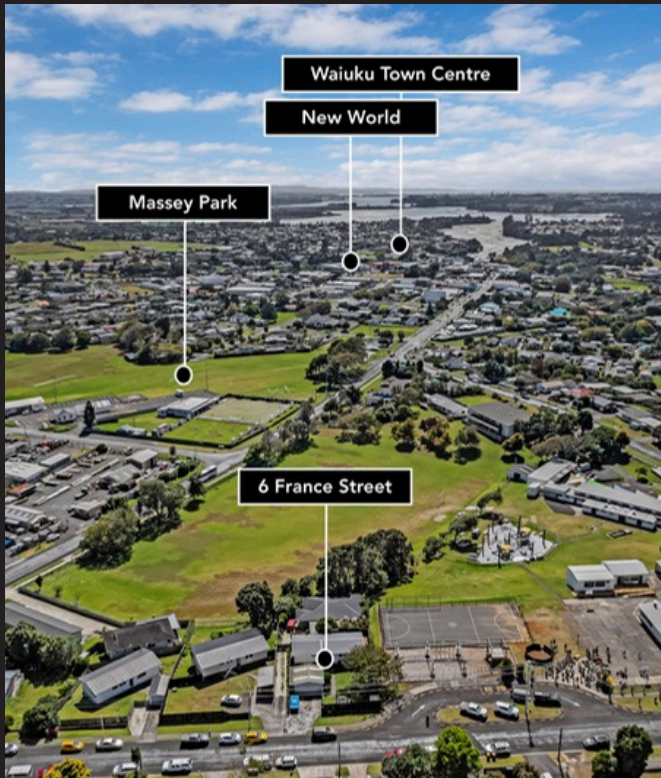
- Positioned in a quiet, established street with a strong sense of community
- Practical layout designed for everyday living, not just for show
- Light-filled living spaces that feel open, warm, and easy to settle into
- Seamless indoor-outdoor connection, making entertaining feel natural
- Functional kitchen with good storage and flow to dining and living zones
- Generous bedrooms offering flexibility for families, guests, or a home office
- Well-balanced section with usable space, not wasted land
- Private outdoor areas that give you room to relax without feeling exposed
- Off-street parking with space for extra vehicles, trailer, or toys
- Solid, dependable build with a layout that will stand the test of time
- Easy-care grounds so your weekends stay yours
- A location that keeps you close to Waiuku township while still feeling tucked away













LEGALS

Land area	468m ²
Floor area	94m ²
Tenure	Owner Occupied
Rateable value	\$590,000
Land value	\$390,000
Improvements value	\$200,000
Rates:	
District	\$2,544.23
Regional	



ENERGY

Heating Heat pump

Windows



CONSTRUCTION

Year built	1970-1979
Exterior	Fibre Cement (Average)
Roof	Steel/G-Iron

WHAT NEXT?

So, you've found a home you love—what happens now? Here's a simple guide to help you secure the property while completing your checks:

1 SUBMIT AN OFFER WITH CONDITIONS

To ensure the property is reserved for you while you do your due diligence, you'll need to submit a conditional offer. This means your offer is subject to certain checks being completed to your satisfaction before proceeding. Common conditions include:

- Finance Approval – Confirming your lending with the bank
- Building Inspection – Checking the home's structure and condition
- LIM Report Review – Ensuring there are no council issues
- Solicitor's Approval – Having your lawyer review the contract and title



No money is paid at this stage—the deposit is only required once your conditions are met and the contract becomes unconditional.

2 COMPLETE YOUR DUE DILIGENCE

Once your offer is accepted, you will have an agreed timeframe (e.g., 10-15 working days) to complete your checks. During this time, you should:

- Arrange a building inspection
- Review the LIM report and title
- Finalise finance with your bank
- Seek legal advice and review any concerns

3 CONFIRM YOUR CONDITIONS

If everything checks out, you confirm your conditions, and your offer becomes unconditional—meaning the purchase is locked in. If there are any major issues, we can discuss your options, including negotiating further or withdrawing if necessary.

4 PAY THE DEPOSIT & PREPARE FOR SETTLEMENT

Once your offer is unconditional, the agreed deposit is paid, and your solicitor will guide you through the final legal steps. The home is now officially yours, and we'll assist you in preparing for settlement and key handover!



Need Help?

I'm here to guide you through each step—let's get you closer to securing your new home!

LOCAL INFO

Mortgage Broker

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Lawyer

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Construction / Contractor

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Building Inspector

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FUSION TEAM



Fiona Clarke

With 10+ years in real estate, Fiona combines experience, energy, and smart strategy to get results. Backed by the Fusion team, she delivers tailored marketing, strong communication, and stress-free sales across Franklin and North Waikato.

A long-time local, Fiona knows the area inside out. She's all about honest advice, genuine care, and going the extra mile—because every property (and client) deserves more than just a one-size-fits-all approach.

“It's about service, strategy, and making the process enjoyable. Let's get it right.”



Let's make it
happen.

FIONA CLARKE

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