



9 Rata Street,  
Waiuku



# Big Land, Big Potential – Dual Access Advantage

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 101m<sup>2</sup>

 718m<sup>2</sup>

## Key Features:

- Generous 718sqm (more or less) flat to gently sloping section
- Solid 1970s home with excellent future potential
- Dual access: front street + rear access via Nikau Place
- Approx. 101sqm floor area
- Beautifully restored original timber floors throughout
- Functional, easy-flow layout ready to enjoy
- Large covered outdoor deck
- Seamless flow from living area and two bedrooms
- Perfect for year-round entertaining and relaxation
- Expansive yard with plenty of usable space
- Two large garden sheds for storage
- Single garage
- Easy-care grounds with scope to landscape or enhance
- Additional water tank with filtration system
- Quiet, family-friendly street
- Short stroll to local dairy
- Convenient yet relaxed neighbourhood setting
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## LEGALS

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|                    |                   |
|--------------------|-------------------|
| Land area          | 718m <sup>2</sup> |
| Floor area         | 101m <sup>2</sup> |
| Tenure             | Owner Occupied    |
| Rateable value     | \$640,000         |
| Land value         | \$490,000         |
| Improvements value | \$150,000         |
| Rates:             |                   |
| District           | \$2,374.63        |
| Regional           |                   |



## ENERGY

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|         |                          |
|---------|--------------------------|
| Heating | Heat pump                |
| Windows | Aluminium Double Glazing |



## CONSTRUCTION

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|            |                |
|------------|----------------|
| Year built | 1960-1969      |
| Exterior   | Mixed Material |
| Roof       | Concrete Tile  |

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# WHAT NEXT?

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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

Terri Franklin  
021 241 8577  
terrif@apexgroup.co.nz

Jan Baxter  
027 354 5715  
jan.baxter@kiwibank.co.nz

## Lawyer

Belinda Williams - Base Law  
021 648 883  
belinda@base law.co.nz

## Construction / Contractor

Steve  
027 484 4008

## Building Inspector

Total home inspection services  
Damian  
021 511 731  
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Jason  
022 677 1617  
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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.”

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Let's make it  
happen.

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