



ONERAHI

Welcome to 8 Moa Place ...

Welcome to this warm and inviting family home, tucked away in a peaceful cul de sac among other owner occupied homes.

Step inside this solid two level brick residence and fall in love. Open plan living offering space and flexibility with three generous bedrooms upstairs plus an office area, then downstairs there is a versatile rumpus room - perfect for teenagers, hobbies, or a large home office. One bathroom upstairs and a second down. Being elevated you have a pleasant outlook from both the kitchen and dining areas. A freestanding fireplace keeps you warm in winter with two aircon units to keep you cool over summer. Fabulous covered and enclosed deck area.

A double garage with internal access plus outdoor space to park the caravan or boat, making it ideal for families who enjoy adventure and the outdoors. The grounds are minimal with great off street parking plus there is a small fenced area for pets or young children to safely play.

So much to love at this address - the price is hot, there is a near new roof, kitchen, bathroom, carpets and even the concrete driveway... all that is missing is you!



Price:	\$738,000
Certificate Of Title:	NA16C/3
Legal Description:	Lot 10, DP60247
Capital Value:	\$670,000 (2024)
Rates:	\$3,603.54
Land Area:	658 m2 (more or less)
Building Area :	200 m2 (more or less)
Age:	Circa 1970
Exterior:	Brick Veneer
Roof:	Iron - new July 2025
Joinery:	Aluminium
Living Areas:	Lounge - with rumpus room downstairs
Bedrooms:	3 double bedrooms
Main bathroom:	Shower, bath, vanity & toilet
Downstairs bathroom:	Shower, vanity & toilet
Toilet:	2 - in bathrooms
Garaging:	Double - with internal access
Views:	Urban - distant water view
Services:	Town water & sewage + gas (hired bottles)
Zoning:	Medium density residential Zone Refer to wdc.govtnz-giz maps for further details

Chattels: Window treatments, dishwasher, water filter, double oven, gas hob, fixed floor coverings, heat pumps x 2, heat transfer system, light fittings, wall extractor vent above hob, security system (as is - never used), basket ball hoop, plastic deck curtains, security cameras, auto garage door opener with x 2 remotes

Council records indicate this property is situated in a medium landslide susceptibility zone.

Any building constructed, altered or refurbished before the year 2000 could have been built when asbestos and/or asbestos containing materials (ACMs) were still actively being used-this may not relate to this property however as we are not experts in this field and the house was built in that era, we recommend you do you own due diligence in this regard. For more information visit: <https://www.health.govt.nz/your-health/healthy-living/environment-ealth/hazardous-substances/asbestos>

The above property details have been sourced and/or provided by the seller or obtained from the Council property file, LIM or other appropriate authority, so while care has been taken in the preparation of these particulars, no responsibility is accepted for the accuracy of the whole or any part thereof and interested persons are strongly advised to make their own independent enquiry to satisfy themselves in all aspects of purchasing this and/or any property.

BOUNDARY DISCLAIMER:

The sales team are unable to point out the true boundary lines. If boundary lines are important to you, it is essential that as an intending purchaser you undertake your own due diligence & seek legal advice in regards to having the boundaries being surveyed prior to purchasing.

 200m²  3  2  2  2



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BEWARE OF POTENTIAL HAZARDS Which could be found at this property	POTENTIAL RISK	CONTROLS As required
Chemicals/cleaning products-possibly items kept in kitchen, bathroom and garage areas	Within reach of children Could be consumed	<ul style="list-style-type: none"> All children must be Supervised by parent
Grounds/ Bush areas - Sloping and uneven ground, Plants - privet, agapanthus Trees & tree roots etc Low hanging branches	Slipping, falling Adverse reaction to plant respiratory aggravation Falling tree foliage Eye injuries	<ul style="list-style-type: none"> Warning sign erected Copy of hazards acknowledged by and provided to all viewers
Obstructions across access ways	Tripping Falling	<ul style="list-style-type: none"> Restrict access to hazard areas Customers remain a safe distance from hazard
Drain/water	Slipping, falling Adverse weather	<ul style="list-style-type: none"> Hazard sign and person monitoring hazard if required
Internal / External/ Stairs uneven floor boards, rooms at differing floor levels No visual rails on glass doors Steep stairs with no hand rail	Tripping, falling Respiratory aggravation Walking into glass, Breaking glass Injury	<ul style="list-style-type: none"> Appropriate footwear
Unknown debris	Injury	<ul style="list-style-type: none"> Keep aware/hazard sign Awareness of weather conditions
Adverse weather conditions	Slipping on steps/grounds Reduced visibility	

SELL WITH US ...
and pay no more than \$19,000 incl GST commission
Some conditions apply....

For more information regarding this property contact the sales team

Pauline Dinsdale 021 344 866
Lisa Struneski 021 646 768
Angela Quenault 027 437 5295



ANGELA
Quenault

LISA
Struneski

PAULINE
Dinsdale

8 MOA PLACE ONERAHI



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Proudly Marketed by the Olive Tree team

Office 09 435 6575
027 435 6575
Email connect@olivetreeproperty.co.nz
Website Olivetreeproperty.co.nz
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