



# TIKIPUNGA

Welcome to 46 Otuhwai Cres ...

Located on a quiet street close to Tikipunga shops, public transportation, and local schools you will find this cute three bedroom home.

A standard floorplan which offers an open-plan lounge and dining area. You'll be cozy this winter with both a heatpump and wood fire. The adjacent kitchen overlooks the spacious back garden, perfect for keeping an eye on children and pets. While the home retains many original features, the bathroom was updated approximately two years ago. The layout includes three double bedrooms, each equipped with a single wardrobe.

The outdoor living space is a highlight, featuring a small covered deck for all-weather use that leads down to a much larger, newly rebuilt and stained open deck overlooking the yard.

The fenced yard is flat and includes several fruit trees as well as a garden. A stand alone single garage with carport offers good storage options.

Plenty of off street parking also adds to this home's appeal.

Fantastic opportunity for the next owner - will that be you?



<b>Price:</b>	\$549,000
<b>Certificate Of Title:</b>	NA5B/999
<b>Legal Description:</b>	Lot 37, DP52110
<b>Capital Value:</b>	\$525,000 (2024)
<b>Rates:</b>	\$3,335.11
<b>Land Area:</b>	744 m2 (more or less)
<b>Building Area :</b>	81 m2 (more or less)
<b>Age:</b>	Circa 1965
<b>Exterior:</b>	Weatherboard
<b>Roof:</b>	Tile
<b>Joinery:</b>	Timber
<b>Living Areas:</b>	Open Plan lounge/dining
<b>Bedrooms:</b>	3 bedrooms
<b>Main bathroom:</b>	Shower, vanity & toilet
<b>Toilet:</b>	In bathroom
<b>Garaging:</b>	Separate single garage with carport
<b>Views:</b>	Urban
<b>Services:</b>	Town water & sewage
<b>Zoning:</b>	Medium Density Residential Zone Refer to wdc.govtnz-giz maps for further details

**Chattels:** Window treatments, fixed floor coverings, light fittings, electric stove, heated towel rail, heatpump, heat transfer system, smoke detector, panel heater, clothesline, HRV filter

Council records indicate this property is situated in a low landslide susceptibility zone, flood susceptible area.

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.

81 sqm
 3
 1
 1 +
 1



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"> <li>All children must be Supervised by parent</li> </ul>
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"> <li>Warning sign erected Copy of hazards acknowledged by and provided to all viewers</li> </ul>
Obstructions across access ways	Tripping Falling	<ul style="list-style-type: none"> <li>Restrict access to hazard areas Customers remain a safe distance from hazard</li> </ul>
Drain/water	Slipping, falling Adverse weather	<ul style="list-style-type: none"> <li>Hazard sign and person monitoring hazard if required</li> </ul>
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"> <li>Appropriate footwear</li> </ul>
Unknown debris	Injury	<ul style="list-style-type: none"> <li>Keep aware/hazard sign Awareness of weather conditions</li> </ul>
Adverse weather conditions	Slipping on steps/grounds Reduced visibility	

**Fixed Fee = \$19,000 incl GST**

Sell with us - regardless of sale price, pay no more

3% + GST up to maximum of \$19,000 - Sole Agency only

For more information regarding this property contact the sales team

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**ANGELA**  
Quenault

**LISA**  
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**PAULINE**  
Dinsdale

# 46 OTUHIWAI CRESCENT TIKIPUNGA



**\$549,000**

Proudly Marketed by the Olive Tree team

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