



## PROPERTY BROCHURE

129A Dip Road, Kamo

*Jenny Martin*

**dwel**

REAL ESTATE

022 479 5738  
jenny@dwelre.co.nz  
dwelre.co.nz







# Private Spacious Living In Kamo with Bush Outlooks!

129A Dip Road, Kamo



4 Bedrooms,  
Office & Study



3 Bathrooms



3 Garaging



275m<sup>2</sup>



2,218m<sup>2</sup>

Perched on picturesque Dip Road in the popular suburb of Kamo, this generously proportioned 4-5 bedroom home offers space, flexibility, and a wonderful sense of privacy. With multiple living areas, four bedrooms plus office/study spaces, and a thoughtfully designed self-contained wing; the layout caters effortlessly to families, extended living, or work-from-home needs. Only having had 2 owners, this property has been truly loved and lived in but is now ready for its next family to create their own special memories.

Step inside this well-appointed home to discover a light-filled interior with ample living space for the whole family and then some, to enjoy. The modern kitchen is at the centre of the home, featuring working appliances, a breakfast bar and great views out onto the deck and bush area. The main lounge is huge and sliders open right up onto the massive deck. This North facing property gets lots of sun and plenty of birdlife are seen in and around the property.

Down one wing, you will find an office and 3 bedrooms; 1 bedroom with an ensuite and slider door, taking you out to the deck. All the bedrooms are generously sized, offering privacy and tranquility for restful nights. The main bathroom is cleverly designed, encompassing a separate toilet and shower/bath area to accommodate the family.

The pleasant surprise here is the fully self-contained space in the other wing of the home; this area has its own kitchen space (with dishwasher), an office, laundry and bathroom leading into a large 4th bedroom area. The 2nd lounge is an inviting space to relax in and also has slider doors opening up onto the deck. This is a perfect area to be used for extended family, a teenage space or endless other opportunities for its use.

Outside, the property features a lock up garage, undercover carport and plenty of carparking. And that massive deck is just made for outdoor entertaining, soaking up the sun or simply unwinding in nature's embrace.

North-facing and filled with natural light, the home opens seamlessly to a substantial deck where bush views, birdsong, and all-day sun create an inviting setting for relaxed living and entertaining. Just moments from Kamo Village, schools, and local amenities, this is a home that is a sought-after choice for families looking to settle in a popular neighbourhood. Don't miss this opportunity to make this stunning property your new home!

Viewing is by appointment only so contact Jenny Martin at Dwell Real Estate to take a look around this fabulous property.



Scan to download report  
sales and particulars

## LEGALS & CONSTRUCTION

Land area	2,218 m <sup>2</sup>
Floor area	275 m <sup>2</sup>
Tenure	Freehold
Rateable value	\$1,025,000
Land value	\$350,000
Improvements value	\$675,000
Rates	\$2629.13
Council zone School	Kamo schools
Year built	2008
Exterior	Aon Panel fibre cement sheets
Roof	Coloursteel longrun
Insulation	Roof, underfloor
Other	Only 2 owners

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## CHATTELS

- Blinds & curtains
- Dishwasher x 2
- Wall oven
- Electric hob x 2
- Rangehood x 2
- Extractor fan
- Fixed floor coverings
- Mains HWC x 2
- Light fittings
- Smoke detectors

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## DISCLOSURES

- Conservation covenant – see D425854.3 in pack
- Moderate instability zone – on hazards map WDC
- 2008 – 4 bedroom dwelling + office + study built
- 2012 – CC issued
- some outside sensor lights not working
- Carpet worn in places (lounges, bedrooms)
- Light in rangehood not working
- Big blind in 2<sup>nd</sup> lounge doesn't pull completely up
- Light in main bathroom not working
- Master bedroom – small water leak on ceiling – repaired by tradesman
- Main bedroom/ensuite – paint peeling
- Exterior cladding/garage door repairs completed by vendor



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **253060**  
**Land Registration District** **North Auckland**  
**Date Issued** 22 September 2006

**Prior References**  
NA124A/405

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**Estate** Fee Simple  
**Area** 2218 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 362067  
**Registered Owners**  
Louise Yvonne Marene Kuraia

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**Interests**

D425854.3 Conservation Covenant pursuant to Section 77 Reserves Act 1977 - produced 1.9.1999 at 11.00 am and entered 15.9.1999 at 9.00 am

7041993.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 22.9.2006 at 9:00 am

Appurtenant hereto is a right of way, right to convey water and a right to convey telecommunications and computer media created by Easement Instrument 7041993.5 - 22.9.2006 at 9:00 am

The easements created by Easement Instrument 7041993.5 are subject to Section 243 (a) Resource Management Act 1991

7791074.1 Encumbrance to Whangarei District Council - 21.4.2008 at 9:00 am

8900397.2 Variation of Encumbrance 7791074.1 - 3.11.2011 at 9:24 am

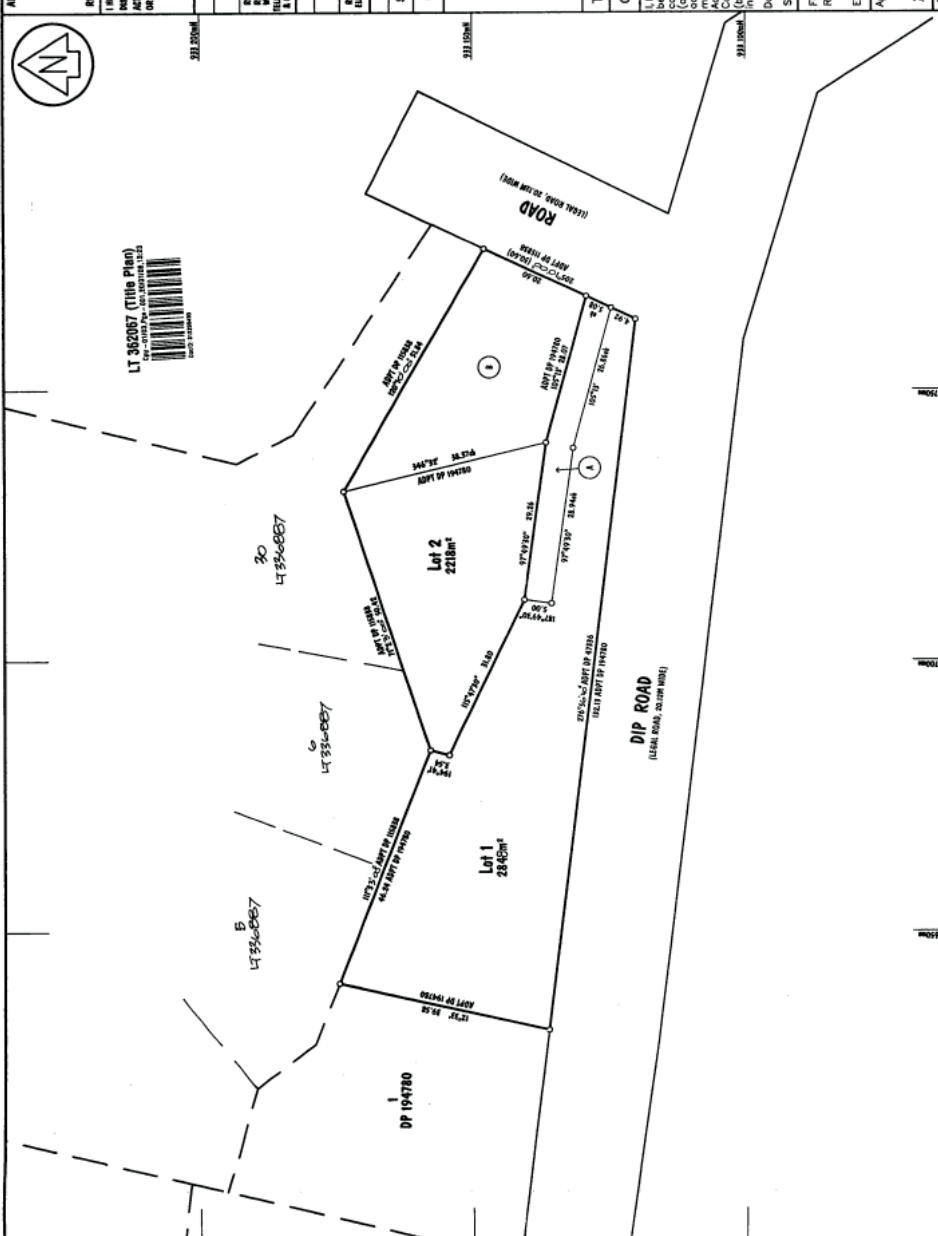
9374604.3 Mortgage to Westpac New Zealand Limited - 26.4.2013 at 3:06 pm

**APPROVALS**

REGISTERED OWNER(S)  
I M WALLEY

REGISTERED OWNER(S)  
A S MacPHERSON

REGISTERED OWNER(S)  
A S MacPHERSON



**MEMORANDUM OF EASEMENTS**

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY & TELECOMMUNICATIONS	(A)	LOT 1 HERON	LOT 4 HERON

**MEMORANDUM OF EASEMENT IN GOODS**

PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
RIGHT TO SERVICE	(A)	LOT 1 HERON	HERONSHEAD LIMITED

**EXISTING CONSERVATION COVENANT SCHEDULE**

SHOWN	DESCRIPTION	CREATED BY
(B)	PART LOT 4 HERON	D 4284/4

**NEW C/T ALLOCATED:**  
LOT 1 53989 - LOT 2 53946  
CLASS OF SERVICE CLASS 1

Total Area 5046m<sup>2</sup>

Comprised in CT 1944/495 (ALL)  
OF WHANGAREI

I, PAUL J. JOHN LAM, being a person entitled to practise as a licensed cadastral surveyor, certify that the dataset relates to the above parcels are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002/1.

(b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Dated at Whangarei this 17 day of July, 2006

Signature [Signature]

Field Book [Blank] Traverse Book [Blank]

Reference Plans [Blank] Correct

Examined [Blank] Correct

Approved as to Survey by Land Information NZ on 27/2/2006

Deposited by Land Information NZ on 22/3/2006

File Number 20 JAN 2006 DP 362067  
Approved A/LM 00/4

Land District  
**NORTH AUCKLAND**

**PLAN OF LOTS 1 & 2 BEING A  
SUBDIVISION OF LOT 2 DP 194780**

Territorial Authority **WHANGAREI DISTRICT**  
Surveyed By **REYBURN & BRYANT 1999 LTD**  
Scale 1:500  
Date **NOVEMBER 2005**



# Jenny Martin

**Real Estate Specialist & Property Matchmaker**  
**022 479 5738 | [jenny@dwelre.co.nz](mailto:jenny@dwelre.co.nz) | [dwelre.co.nz](http://dwelre.co.nz)**

With over a decade of proven success selling over 500 properties across Whangarei, I am proud to introduce Dwell Real Estate; a boutique, bespoke agency powered by genuine connection and modern strategy.

I understand that your home represents more than just an investment; it's where your life unfolds. I am vendor focused, I will listen to your needs and work with you every step of the way. I treat every property as if it were my own, combining local knowledge, strategic marketing, and genuine care to achieve exceptional results.

When you work with me, you get experience, honesty, and results that speak for themselves. Let's position your property to shine because your home deserves to stand out in the market.

If you are considering selling, I would love to chat!



Scan to request market price updates

# Notes

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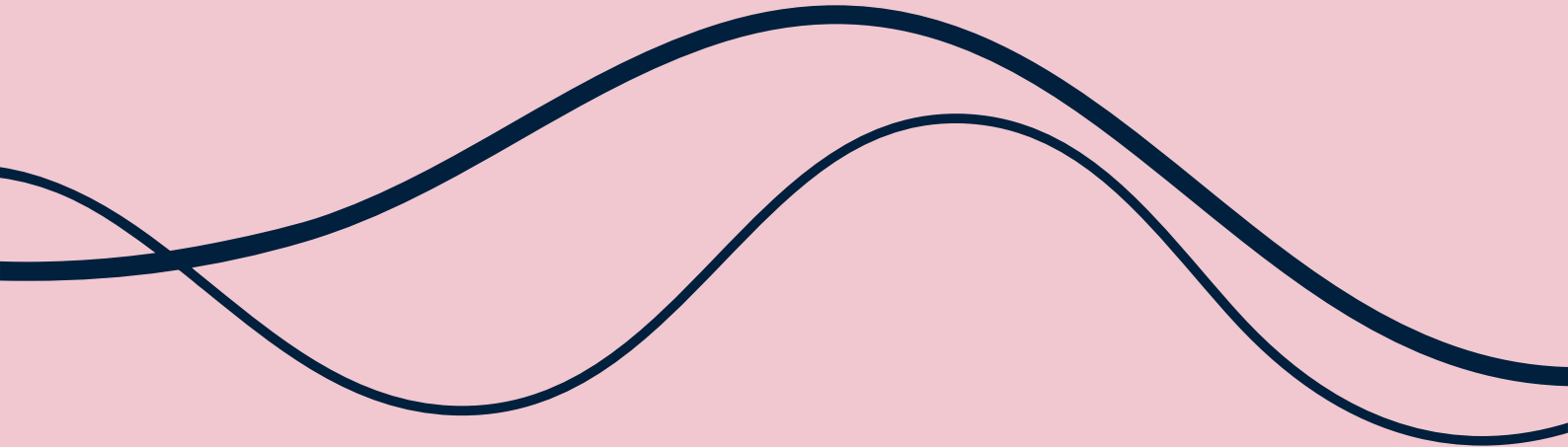
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**Sell Smart, Dwell Better**

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