



**331 POKENO
ROAD, TUAKAU**



Serious Sale – Auction!

 2  1  150m²  2.17ha

Key Features:

- 2 bedrooms
- 1 bathroom
- Open-plan kitchen, dining and living
- Freehold
- Separate single garage
- Lockwood home
- C.V \$950,000
- Consented salt water pool
- Rates Waikato and Regional - \$3,555.62 gst included
- Water Tank
- Septic
- Aluminum joinery













LEGALS

Land area	2.17ha
Floor area	150m ²
Tenure	Vacant
Rateable value	\$950,000
Land value	\$740,000
Improvements value	\$210,000
Rates:	
District	\$2,968.41 incl. GST
Regional	\$587.21 inc GST



ENERGY

Heating	heat pump
Windows	Aluminum/Single Glazing



CONSTRUCTION

Year built	1980s
Exterior	Mix
Roof	Tile Profile

BUYING AT AUCTION

Auctions are one of the most transparent ways to buy property. All buyers compete on the same terms, giving everyone a fair opportunity to secure the property.

Before Auction Day

Because auction purchases are unconditional, we recommend completing your due diligence beforehand:

- Finance approval
- Builder's report
- LIM report - supplied by the Agents
- Solicitor review
- Insurance checks

How The Auction Works

You don't have to Register to bid before the auction starts unless you are bidding by phone

- The auctioneer will call for bids
- Buyers compete openly in real time
- Once reserve is met, the property is "on the market"
- The highest bidder secures the property

Important To Know

- Auction purchases are unconditional
- Deposit is payable on auction day or in a reasonable timeframe
- You cannot add conditions after the auction
- Settlement terms are set out in the auction documents

Never bought at auction before?

Our Fusion Real Estate team is happy to guide you through the process before auction day.

LOCAL INFO

Mortgage Broker

Neve Jervis
021 051 0254
neve@treehousemortgages.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
damian@totalhouseinspections.co.nz

Jason

022 677 1617
jasont@thisnz.co.nz

FUSION TEAM



Aidan Picot – Proven Results, Real Success

Aidan Picot has built his reputation on delivering outstanding results in real estate. Recognised as a Top Salesperson multiple times and awarded Rising Star of the Northern Region on several occasions, Aidan's track record speaks for itself.

With a background at one of New Zealand's leading agencies, his dedication, work ethic, and ability to connect with people have consistently set him apart. From achieving strong sales prices to guiding first-time buyers into their homes, Aidan knows how to get results while keeping the process smooth and stress-free.

Now proudly part of the Fusion team in Te Kauwhata, Aidan combines local knowledge with proven experience to achieve the best possible outcome for every client.



Driving Fusion Real Estate's rapid growth as one of the region's leading independent agencies

As the owner of Fusion Real Estate, Kirsten Anderson has built one of Te Kauwhata's most successful independent agencies, driving dozens of sales every year across residential and lifestyle properties. Her relentless work ethic and commitment to excellence have positioned Fusion as a trusted local leader with a reputation for powerful marketing campaigns and record-breaking results.

Kirsten's high-performance approach has consistently delivered: from fast, premium-price sales to strategic negotiations that secure top outcomes, even in tough markets. Her ability to problem-solve, adapt, and push harder than most ensures her clients don't just sell — they achieve results beyond expectation.

She combines proven sales achievements with sharp marketing strategies and tireless energy, setting a new benchmark for results in the region.



Let's make it
happen.

KIRSTEN ANDERSON

kirsten@fusionrealestate.co.nz

022 087 7354

AIDAN PICOT

aidan@fusionrealestate.co.nz

022 015 2427