



TE KAMO

Welcome to 3 Magnolia Ave ...

Discover your ideal family sanctuary in this charming three-bedroom home nestled on a spacious section in one of Kamo's top areas. This property strikes the perfect balance between classic character and modern comfort, making it an attractive choice for families.

This fabulous property includes a welcoming entryway that leads to a spacious open-plan living area and a bright, north-facing kitchen equipped with a gas hob and ample storage. The lounge opens onto a private, covered patio surrounded by beautifully landscaped, elevated gardens. On cooler nights snuggle up to the wood fire.

Down the hall brings you to the three double bedrooms, including a master with a walk-through wardrobe to the ensuite. The main bathroom features both a bathtub and a separate shower. The toilet is also in a separate room. A large dedicated laundry room with rear entrance leads to a second driveway.

Down the stairs, to a double internal access garage. There is a good sized workshop at the rear and an additional room which offers a versatile space perfect for a home gym, rumpus room, or secondary workshop.

Always needed and not often found is excellent off-street parking, including as mentioned, that second driveway ideal for a boat or caravan.



Price:	\$849,000
Certificate Of Title:	NA59C/966
Legal Description:	Lot 13, DP106947
Capital Value:	\$780,000 (2024)
Rates:	\$4,082.68
Land Area:	1032 m2 (more or less)
Building Area :	220 m2 (more or less)
Age:	Circa 1980's
Exterior:	Brick veneer
Roof:	Aluminium tile
Joinery:	Aluminium
Living Areas:	Open plan
Bedrooms:	3 Bedrooms
Main bathroom:	Bath, shower and vanity
Ensuite:	Shower, vanity & toilet
Toilet:	Separate room
Garaging:	Double - with internal access
Views:	Urban
Services:	Town water & sewage
Zoning:	Medium Density Residential Zone Refer to wdc.govtnz-giz maps for further details

Chattels: Window treatments, light fixtures, fixed floor coverings, gas hob, dishwasher, waste disposal, rangehood, extractor fan, heat lamps, heated towel rails, security system, smoke detectors, kent fireplace, garden shed, clothesline, auto garage door opener x2 (1 remote)

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.

220m² 3 2 2 1



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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	

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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3 Magnolia Avenue TE KAMO



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