



195 Keith Road,  
Te Kauwhata



# More Land. Less Neighbours

 3  1  90m<sup>2</sup>  10,000m<sup>2</sup>

## Key Features:

- Approx. 1 hectare (10,000m<sup>2</sup>) lifestyle property
- Entry-level lifestyle opportunity with future potential
- 3-bedroom home with partial renovations completed
- Opportunity to add value with your own finishing touches
- Wood burner with wetback system
- Separate laundry
- Established lawns and shelter hedging
- Flat grazing paddocks for pets or stock
- Large greenhouse/workshop/storage space
- Double garage with extra storage
- Multiple woodsheds
- 60,000L water storage with UV filtration
- Peaceful rural setting with privacy and space
- Zoned for Waerenga Primary School
- Easy access to Te Kauwhata, Huntly & Waikato Expressway
- Affordable entry into the lifestyle market













## LEGALS

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|                    |                      |
|--------------------|----------------------|
| Land area          | 90m <sup>2</sup>     |
| Floor area         | 10,000m <sup>2</sup> |
| Tenure             | Owner Occupied       |
| Rateable value     | \$770,000            |
| Land value         | \$470,000            |
| Improvements value | \$300,000            |
| Rates:             |                      |
| District           | \$2,525.58           |
| Regional           | \$499.76             |



## ENERGY

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|         |  |
|---------|--|
| Heating | Wood burning fireplace with wetback system |
| Windows | Aluminum                                   |



## CONSTRUCTION

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|            |              |
|------------|--------------|
| Year built | 1980-1989    |
| Exterior   | Fibre Cement |
| Roof       | Steel/G-Iron |

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# WHAT NEXT?

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So, you've found a home you love—what happens now? Here's a simple guide to help you secure the property while completing your checks:

## 1 SUBMIT AN OFFER WITH CONDITIONS

To ensure the property is reserved for you while you do your due diligence, you'll need to submit a conditional offer. This means your offer is subject to certain checks being completed to your satisfaction before proceeding. Common conditions include:

- Finance Approval – Confirming your lending with the bank
- Building Inspection – Checking the home's structure and condition
- LIM Report Review – Ensuring there are no council issues
- Solicitor's Approval – Having your lawyer review the contract and title



No money is paid at this stage—the deposit is only required once your conditions are met and the contract becomes unconditional.

## 2 COMPLETE YOUR DUE DILIGENCE

Once your offer is accepted, you will have an agreed timeframe (e.g., 10-15 working days) to complete your checks. During this time, you should:

- Arrange a building inspection
- Review the LIM report and title
- Finalise finance with your bank
- Seek legal advice and review any concerns

## 3 CONFIRM YOUR CONDITIONS

If everything checks out, you confirm your conditions, and your offer becomes unconditional—meaning the purchase is locked in. If there are any major issues, we can discuss your options, including negotiating further or withdrawing if necessary.

## 4 PAY THE DEPOSIT & PREPARE FOR SETTLEMENT

Once your offer is unconditional, the agreed deposit is paid, and your solicitor will guide you through the final legal steps. The home is now officially yours, and we'll assist you in preparing for settlement and key handover!



Need Help?

I'm here to guide you through each step—let's get you closer to securing your new home!

# LOCAL INFO

## Mortgage Broker

Terri Franklin  
021 241 8577  
terrif@apexgroup.co.nz

Jan Baxter  
027 354 5715  
jan.baxter@kiwibank.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.

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