

# PROPERTY BROCHURE

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4 HIGH OAKS WAY, AVENUES

SUE & DAMIEN  
PROPERTY TEAM

**OWN**  
REAL ESTATE

4 HIGH OAKS WAY, AVENUES

# CITY VIEWS, EASY LIVING...



2,140  
SQM



132  
SQM



4



2



1

PRICE BY NEGOTIATION

Set within a gated estate in The Avenues, this modern single-level home combines city views, everyday ease and an added sense of security in a location first-home buyers will love.

Elevated to capture an outlook across the city, the home delivers the kind of space, sun and practicality buyers at this price-point are often told they cannot have. Our sellers have made their plans clear and are ready to see a result, creating a smart opportunity for buyers looking to secure a modern home in a sought-after central location.

The layout is welcoming and well considered, with four bedrooms and two bathrooms, including an ensuite, giving young families, couples or flatmates genuine flexibility from day one. The open-plan living area is light-filled and generous, connecting easily to a sunny deck where the city outlook becomes part of everyday life.



The kitchen is modern and well-positioned, keeping you connected with the dining and lounge areas, while the single-level design makes day-to-day living simple. There is room to entertain, space to grow and enough flexibility for the home to adapt as life changes.

Outside, the section offers privacy and green space without demanding every weekend, while the location keeps you within easy walking distance to town, schools, parks and everyday conveniences.

Modern, sunny and surprisingly spacious, this is a smart entry into The Avenues and a proper first step without feeling like a compromise.

# KEY PROPERTY DETAILS

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<b>LEGAL DESCRIPTION</b>	Lot 8 Deposited Plan 210099, Certificate of Title NA13B/234
<b>CV</b>	\$710,000
<b>RATES</b>	\$3,741.39
<b>DATE BUILT</b>	2010
<b>ZONING</b>	Low density residential zone
<b>LAND AREA</b>	2,140sqm (more or less)
<b>FLOOR AREA</b>	132sqm (more or less)
<b>BEDROOMS</b>	Four including master with ensuite and walk in robe
<b>BATHROOMS</b>	Two
<b>SEPRATE TOILETS</b>	One
<b>LIVING AREAS</b>	Large open plan
<b>KITCHEN</b>	Modern galley style
<b>KITCHEN APPLIANCES</b>	Wall oven, dishwasher, rangehood & ceramic hob
<b>LAUNDRY</b>	Separate laundry with supertub
<b>HEATING</b>	Floor mounted heat pump
<b>PARKING</b>	Five off street car spaces
<b>INSULATION</b>	Underfloor, walls and ceilings
<b>WATER HEATING</b>	Electric cylinder - located in hallway cupboard
<b>ROOF</b>	Coloursteel
<b>JOINERY</b>	Single glazed aluminium
<b>CLADDING</b>	PVC Palisade cladding
<b>FLOOR</b>	Carpet and vinyl
<b>WATER SOURCE</b>	Mains
<b>WASTE</b>	Mains
<b>INTERNET</b>	Fibre

## ADDITIONAL DETAILS

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- Views over the Whangarei CBD
- Low maintenance easy clean Palisade cladding
- Stream at bottom of property
- Gated High Oaks Way Estate
  - Fees are \$50 per month
  - 6 Properties within Estate (1 section)
  - Cats and dogs are allowed

## CHATTELS

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- Window treatments
- Clothesline
- Dishwasher
- Electric oven
- Electric hob
- Extractor fans x2
- Fixed floor coverings
- Electric hopt water cylinder
- Smoke detectors
- Light fittings
- Rangehood
- Heated towel rail x2
- Heat pump + 1 remote

## DISCLOSURES

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See provided disclosure document

PHOTO  
GALLERY

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“  
Elevated to capture an outlook across the city, this home delivers space, sun and practicality  
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# BOUNDARY MAP

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SUPPLIED FROM THE WDC GIS MAPS



## SUE MAICH & DAMIEN DAVIS

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Strongly focused on being at the top of their game, Sue and Damien have been driven to elevate their success and launch OWN Real Estate - a venture embodying their vision for a more personalised, client-focused approach. By stepping away from the constraints of a large corporate brand, Sue and Damien now embrace the independence of their OWN brand, allowing them to harness their principles of adding value to their clients transactions through the very best marketing, attention to detail and outstanding client service.

Equipped with the latest real estate strategies and technology, they are at the forefront of modern property marketing and negotiation. With over 30 years of combined experience and a track record in successful local development projects, they offer unmatched expertise in every transaction.

By their own admission, Sue and Damien run a tight ship. Their team handles the administrative tasks freeing Sue and Damien to do what they do best - seeking out property to sell, forming tight working relationships with their vendors and purchasers, marketing property superbly and negotiating sales.

Nothing is left to chance. Utilising the specific skills of a professional photographer, graphic designer, cleaner, builder, painter and home staging company if required. A home marketed by Sue and Damien is a strategically managed listing, destined to attain the best price in the least amount of time. Much of Sue and Damien's business now comes by the way of personal referral or repeat dealings with those who have enjoyed and highly regard doing real estate their way.



# OWN

REAL ESTATE



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