



77 Mount Lebanon Crescent, The Gardens

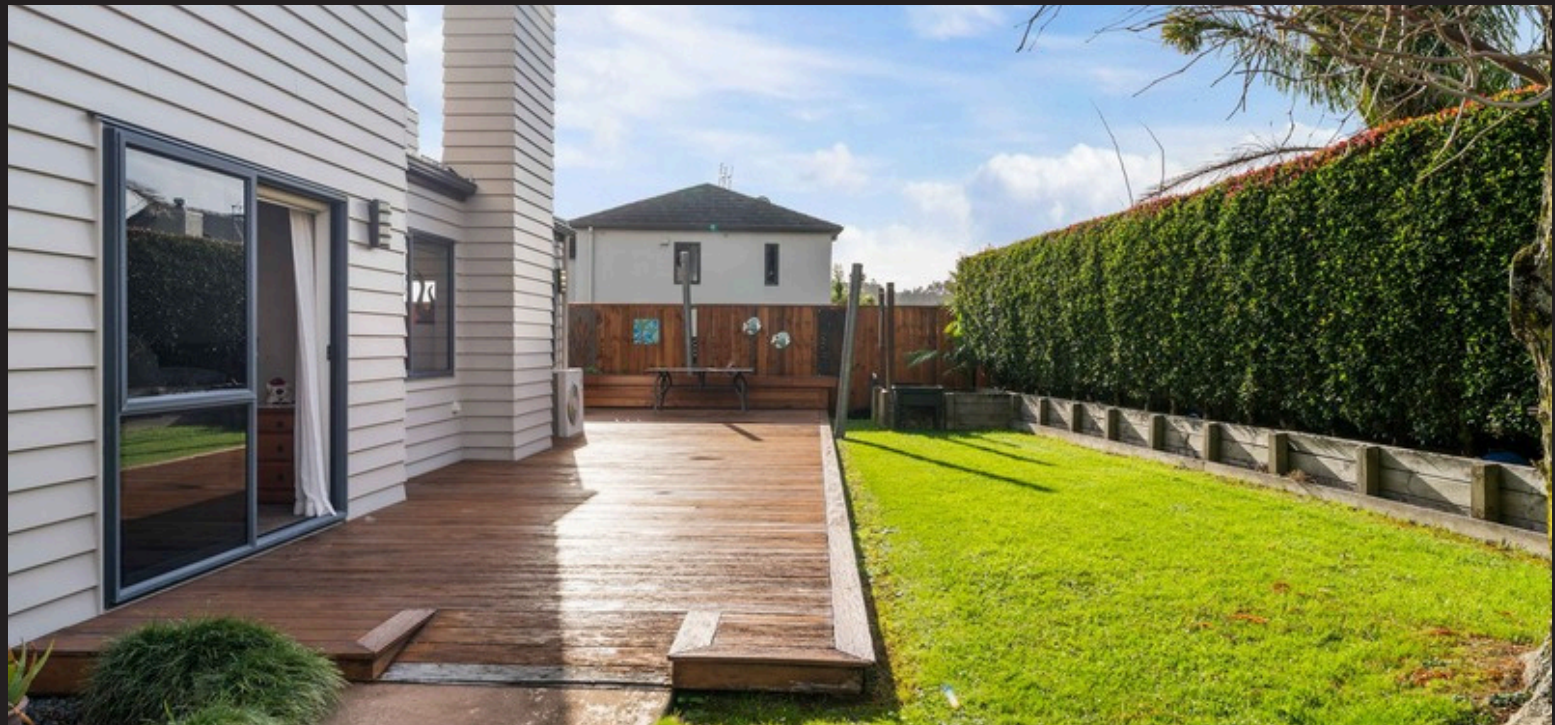


Executive Scale. Everyday Comfort.

 5  3  208m²  600m²

Key Features:

- Five spacious bedrooms, three bathrooms plus a separate toilet, ideal for large or extended families
- Substantial re-clad weatherboard home with a freshly painted roof and commanding street appeal
- Flexible floor plan with two living areas, perfect for growing families, guests or work-from-home setups
- Double internal access garage plus a separate laundry for everyday convenience
- Downstairs guest or family wing with two bedrooms, full bathroom and separate toilet
- Modern kitchen with generous bench space flowing seamlessly to open-plan living and dining
- Gas fireplace, heat pump and large bi-fold doors creating year-round comfort and exceptional indoor-outdoor flow
- Private wrap-around deck surrounded by established hedging, designed for effortless entertaining
- Executive master retreat featuring a walk-in wardrobe, ensuite, heat pump and private balcony
- Prime location within walking distance to schools, parks, shops, walking tracks and easy motorway access







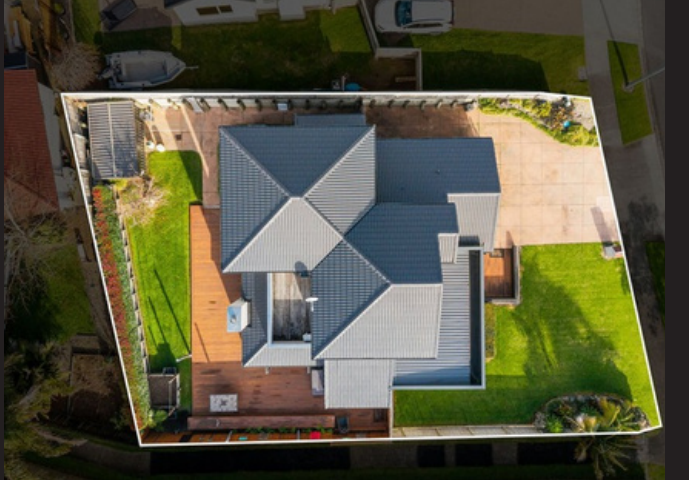












PREPARED BY: [unreadable] LICENSED REAL ESTATE



77 Mount Lebanon Crescent, The Gardens, Auckland 2105

These measurements are approximate and are for illustration purposes only. This has been created to show the layout of the property. The building or architectural plans should be relied on for accuracy. All measurements are in meters. For further verification please seek your own enquiry with the agent or the property owner.



LEGALS

Land area	600m ²
Floor area	208m ²
Tenure	Owner Occupied
Rateable value	\$1,425,000
Land value	\$690,000
Improvements value	\$735,000
Rates:	\$4,521.47



ENERGY

Heating	Gas, x3 Heatpumps
Windows	Aluminum



CONSTRUCTION

Year built	2002
Exterior	Weatherboard
Roof	Concrete

WHAT NEXT?

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.



With 10+ years in real estate, Fiona combines experience, energy, and smart strategy to get results. Backed by the Fusion team, she delivers tailored marketing, strong communication, and stress-free sales across Franklin and North Waikato.

A long-time local, Fiona knows the area inside out. She's all about honest advice, genuine care, and going the extra mile—because every property (and client) deserves more than just a one-size-fits-all approach.

“It's about service, strategy, and making the process enjoyable. Let's get it right.”



Let's make it
happen.

AIDAN PICOT

aidan@fusionrealestate.co.nz

022 015 2427

FIONA CLARKE

fiona@fusionrealestate.co.nz

027 547 6043