

**FUSION**   
REAL ESTATE


37B Belcher Road,  
TE KAUWHATA



# Uncompromised. Beyond Replacement.

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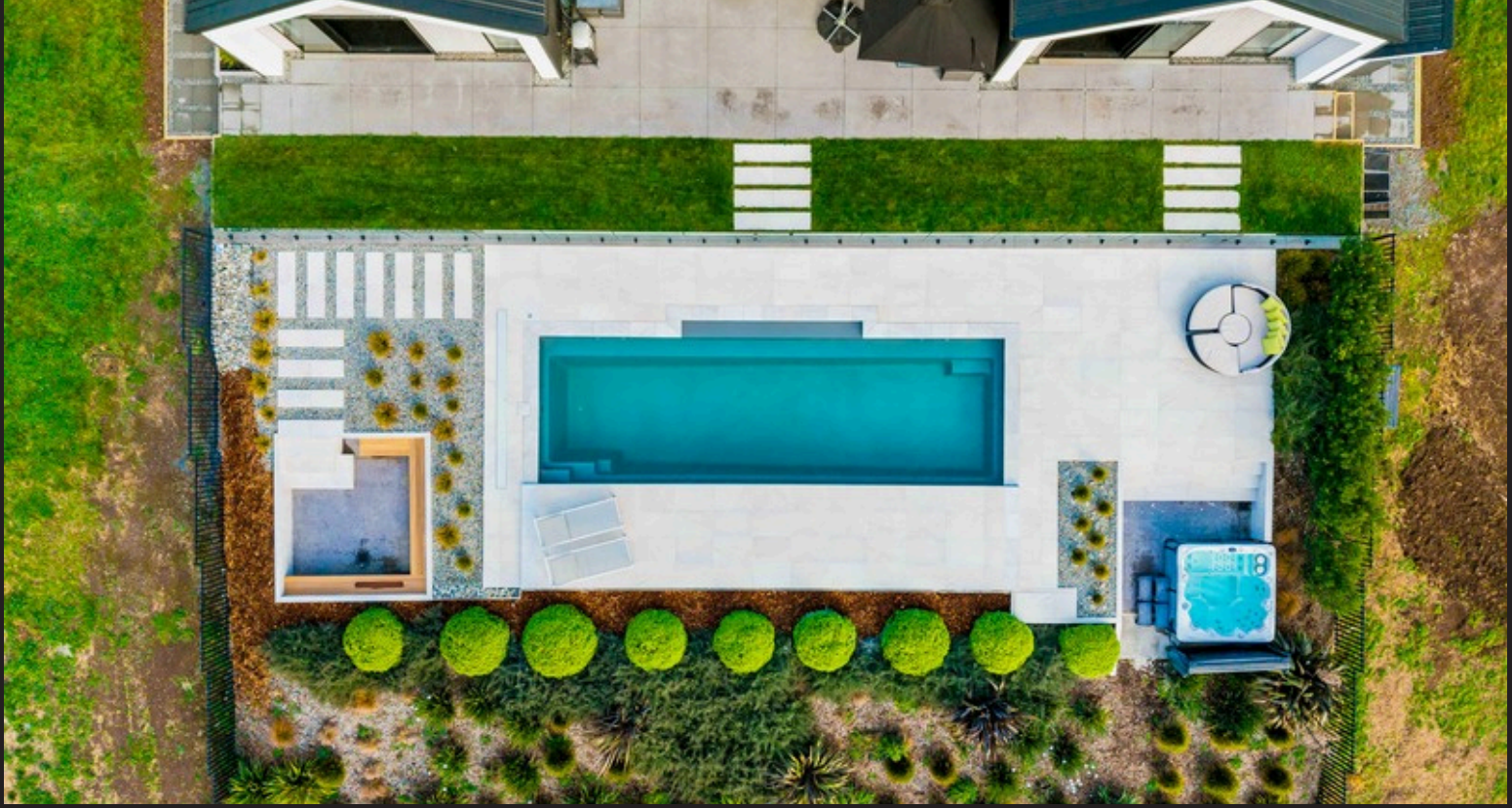
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 263m<sup>2</sup>

 1.49 H

## Features You'll Love:

- North Facing with all day sun
- Magnesium 11m/3.9m in ground Narellan pool
- Truwood and vertical shiplap detailing
- Metro panel interior finish
- Ducted zoned heating, cooling and ventilation systems
- Thermal blackout curtains throughout
- Upgraded carpet, Allergy & Asthma Friendly. Officially approved by the Asthma Foundation's Sensitive Choice Program
- Heated bathroom floors
- Upgraded insulation in the roof
- Carpeted garage
- Professionally landscaped grounds Inc an Orchard, Post and rail fencing and a Landscaped metal driveway
- Large future shed platform
- Three 25,000L water tanks
- Biolytix septic system
- Lifestyle land suitable for grazing or further design development with drainage already in place
- 5 minutes to Te Kauwhata, 7 minutes to North and South SH1 and Approximately 45 minutes to Auckland and Hamilton
- Around 1 hour to Coromandel, Pauanui and 1.5 hours to Whangamata



\*Grass has been virtually imposed













## LEGALS

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Land area	1.49H
Floor area	263m <sup>2</sup>
Tenure	Owner Occupied
Rateable value	\$1,410,000
Land value	\$540,000
Improvements value	\$870,000
Rates:	
District	\$3759.70
Regional	\$782.43



## ENERGY

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Heating	Ducted heating/cooling system Underfloor Heating - Bathrooms
Windows	Aluminum/Double Glazing
Water / Septic	3 x 25,000 L Tanks Biolytix septic system



## CONSTRUCTION

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Year built	2022 / Callavate
Exterior	Weatherboard system. Board and Batten cladding
Roof	Long Run Iron

# BUYING AT AUCTION

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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.

# 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.

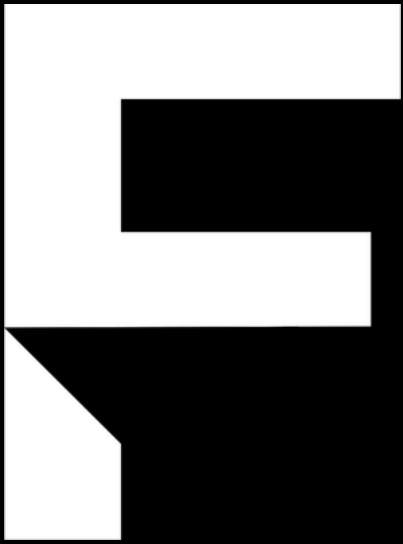


## Driving Fusion Real Estate's rapid growth as one of the region's leading independent agencies

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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