



PROPERTY BROCHURE

22 Tanner Place, KAMO



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REAL ESTATE





NEAR NEW BRICK & TILE WITH HUGE SECTION IN KAMO!

22 TannerPlace , KAMO



4



2



6



166 m²



880 m²

Tucked away in a quiet cul-de-sac in sought-after Kamo, 22 Tanner Place offers the perfect blend of modern comfort, practical living and peaceful surroundings. Built by Barrett Homes and still benefiting from the balance of its build warranty, this near-new brick and tile home presents an outstanding opportunity for families seeking space, quality and ease of living.

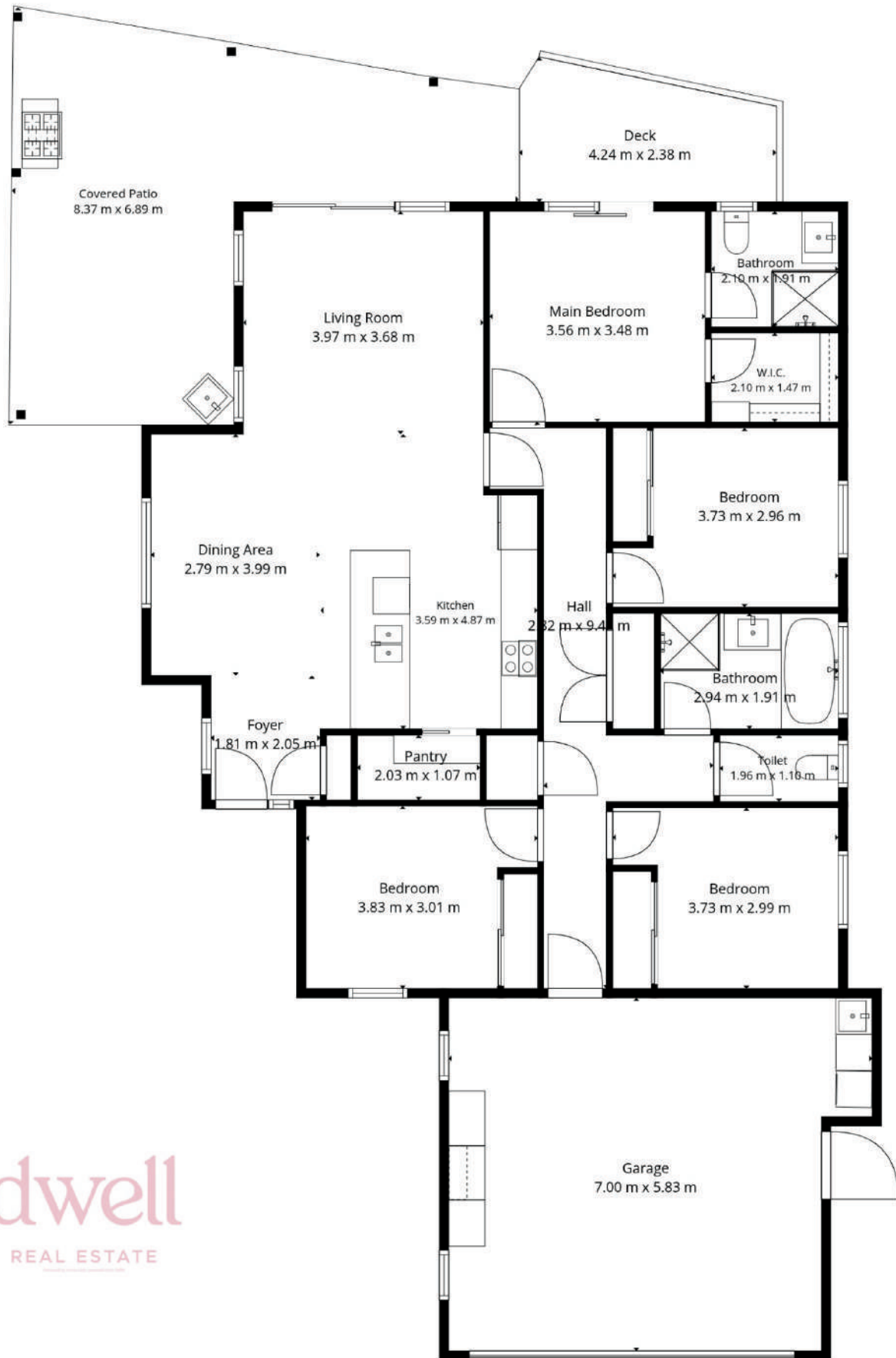
Features at a glance include:

- Near-new Barrett Homes build with remaining builder's warranty
- Four bedrooms; master with ensuite, 2nd separate toilet
- Modern kitchen with walk-in scullery
- Covered outdoor entertaining area by The Outdoor Room Company
- Heat pump and DVS ventilation system
- Double internal access carpeted garage
- Attic storage with pull-down ladder
- Three additional off-street parking spaces
- 791sqm section (more or less)
- Direct access to the Gillingham Cycle and Walkway
- Elevated bush and semi-rural outlook

Offering space, quality and a lifestyle to match, this is an exceptional opportunity to secure a near-new home in a highly desirable location.



Scan to download report
Sales and particulars



dwell
REAL ESTATE

Measurements Are Deemed Highly Reliable, But Not Guaranteed Accurate.

LEGALS & CONSTRUCTION

Land Area	880 m ²
Floor Area	166 m ²
Tenure	Freehold title
Rateable Value	\$860,000
Land Value	\$395,000
Improvements Value	\$465,000
Rates	\$3,773.90
Council Zone	Residential
Technical Category	9A
School Zoning	Kamo schools; Primary, Intermediate & Secondary
Year Built	2020
Exterior	Brick veneer
Roof	Concrete tile

CHATTELS

Window treatments, clothesline, dishwasher, electric oven, electric cooktop, rangehood, extractor fan x 2, DVS ventilation system, fixed floor coverings, heated towel rail x 2, heat pump x 1 and 1 remote, light fittings, smoke detectors, garden shed, ceiling fan and remote

DISCLOSURES

- GIS Map shows low/moderate land instability.
- Weather event in 2020 - water went through the backyard. Did not reach house.
 - Both neighbouring houses hadnt been built.
 - Both neighbouring properties now have attenuation tanks.
 - Drainage pond put in by Council
- All council file and plans rovided by the agent.
- Please seek technical and legal advice as necessary.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**
Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017




R.W. Muir
Registrar-General
of Land

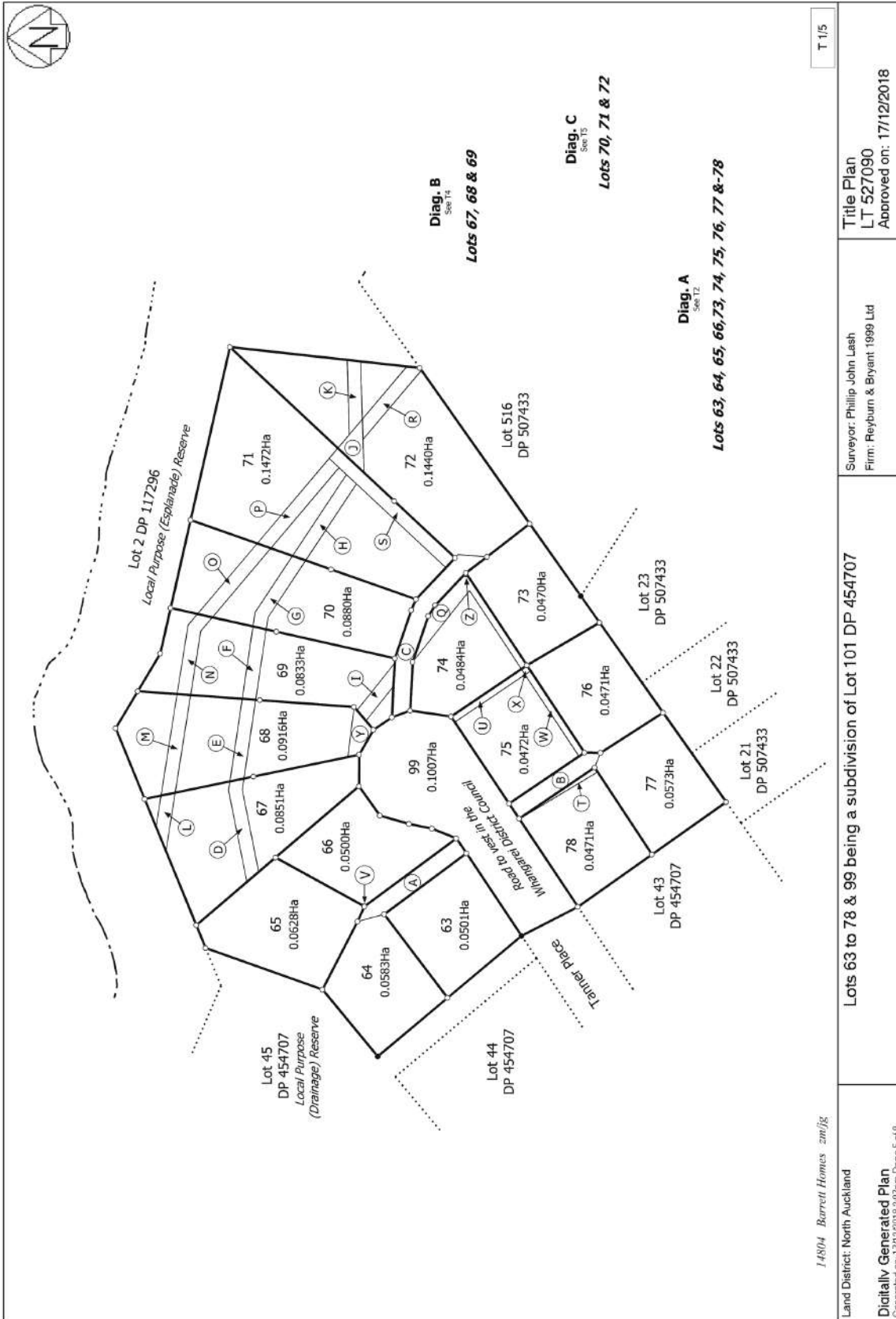
Identifier 848126
Land Registration District North Auckland
Date Issued 20 February 2019

Prior References
584198

Estate Fee Simple
Area 880 square metres more or less
Legal Description Lot 70 Deposited Plan 527090
Registered Owners
Benjamin Joseph Wendelborn and Lauren Danielle Wendelborn

Interests

11273934.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 20.2.2019 at 4:22 pm
Subject to a right (in gross) to drain sewage over part marked O and a right (in gross) to drain water over part marked G all on DP 527090 in favour of Whangarei District Council created by Easement Instrument 11273934.3 - 20.2.2019 at 4:22 pm
The easements created by Easement Instrument 11273934.3 are subject to Section 243 (a) Resource Management Act 1991
Appurtenant hereto is a right of way and a right to convey water created by Easement Instrument 11273934.5 - 20.2.2019 at 4:22 pm
The easements created by Easement Instrument 11273934.5 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Covenant Instrument 11273934.6 - 20.2.2019 at 4:22 pm (Limited as to duration)
Fencing Covenant in Deed 11273934.7 - 20.2.2019 at 4:22 pm
11492296.4 Mortgage to ASB Bank Limited - 17.7.2019 at 3:32 pm



14804 Barrett Homes zm/jg

Land District: North Auckland

Digitally Generated Plan

Generated on: 17/12/2018 2:07pm Page 5 of 9

Lots 63 to 78 & 99 being a subdivision of Lot 101 DP 454707

Surveyor: Phillip John Lash
Firm: Reyburn & Bryant 1999 Ltd

Title Plan
LT 527090
Approved on: 17/12/2018

T 15

Notes

Testimonials About Us

“

AMAZING COMMUNICATION!

Loved our experience with Jenny, she kept us informed the whole way through selling our house and was so patient with us always asking questions. Highly recommend her.

“

VERY PROFESSIONAL

Always on time for open homes. made sure the house presented at its best and an excellent communicator.

“

PERSONAL SERVICE

Jenny gives you sage advice based on her wealth of experience and works for you to get the best possible result. Have used her before and would do so again.

“

VERY HAPPY

Very happy. Jenny's professionalism, attention to detail and friendly approach made the sales process a positive experience despite challenging market conditions. I would not hesitate to recommend Jenny to friends and family.



Jenny Martin

Real Estate Specialist & Property Matchmaker
022 479 5738 | jenny@dwelldre.co.nz | dwelldre.co.nz

With over a decade of proven success selling over 500 properties across Whangarei, I am proud to introduce Dwell Real Estate; a boutique, bespoke agency powered by genuine connection and modern strategy.

I understand that your home represents more than just an investment; it's where your life unfolds. I am vendor focused, I will listen to your needs and work with you every step of the way. I treat every property as if it were my own, combining local knowledge, strategic marketing, and genuine care to achieve exceptional results.

When you work with me, you get experience, honesty, and results that speak for themselves. Let's position your property to shine because your home deserves to stand out in the market.

If you are considering selling, I would love to chat!



Scan to request market price updates

Sell Smart, Dwell Better



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