

# PROPERTY BROCHURE

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253 FAIRWAY DRIVE, KAMO

SUE & DAMIEN  
PROPERTY TEAM

OWN  
REAL ESTATE

253 FAIRWAY DRIVE, KAMO

# MORE THAN MEETS THE EYE...



830  
SQM



170  
SQM



4



1



2



2

DEADLINE SALE 1PM, 10 JUNE 2026  
(PRIOR OFFERS CONSIDERED)

Behind its modest street presence, this Fairway Drive home delivers a renovation of serious quality and style. Completely transformed inside, the home has been finished to an exceptional standard, with a luxurious modern interior, quality fittings and a level of presentation that immediately sets it apart.

The kitchen is a clear highlight, featuring stone benchtops, an island bench, butler's sink, beautiful American Oak detailing with a bar and coffee station. It anchors the living space with a warm, high-end feel, while the layout offers excellent everyday function for families, downsizers or buyers wanting a move-in-ready home without compromise.

Accommodation includes four bedrooms, an ensuite, main bathroom and three toilets, giving the home more practicality than first impressions suggest. Every space feels considered, fresh and immaculately maintained.



Outside, the landscaped gardens, fully fenced backyard and large rear BBQ area create an easy setting for entertaining, children, pets and relaxed weekend living. Close to transport and positioned in a convenient Kamo location, this is a home that genuinely offers more than meets the eye. Zoned for Hurupaki Primary School.

Stylish, complete and beautifully executed, this is one of the sharpest renovations we have seen in some time. Our vendors have already purchased and motivation is high.

# KEY PROPERTY DETAILS

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<b>LEGAL DESCRIPTION</b>	Lot 8, Deposited Plan 84376 as shown on Certificate of Title NA40D/628
<b>CV</b>	\$785,000 (2025/2026)
<b>RATES</b>	\$3,757.65
<b>DATE BUILT</b>	1981
<b>ZONING</b>	Medium density residential
<b>LAND AREA</b>	830sqm (more or less)
<b>FLOOR AREA</b>	170sqm
<b>BEDROOMS</b>	Four
<b>BATHROOMS</b>	Two
<b>SEPARATE TOILETS</b>	One - with extractor fan
<b>LIVING AREAS</b>	One
<b>PARKING</b>	Double garage plus additional off-street parking
<b>KITCHEN</b>	Modern featuring a butlers sink, island bench, stone benchtops, and combination of American oak and two-pack satin lacquer cabinetry finishes
<b>BAR</b>	Thoughtfully designed to complement the kitchen's style
<b>KITCHEN APPLIANCES</b>	Insinkerator, double AEG ovens, AEG gas hob (mains), Schweigen rangehood, integrated AEG dishwasher
<b>LAUNDRY</b>	Separate
<b>HEATING</b>	x4 heat pumps located in the lounge, kitchen/dining area, master bedroom, and front entrance
<b>INSULATION</b>	Gold Batts in the ceiling and external walls of the living areas
<b>WATER HEATING</b>	x2 gas califonts (kitchen and bathrooms have separate califonts)
<b>ROOF</b>	Iron tile/deqramastic
<b>JOINERY</b>	Aluminium - new in the living areas
<b>CLADDING</b>	Brick veneer/Hardiflex accents (Shiplap boarding)
<b>FLOOR</b>	Concrete
<b>WATER SOURCE</b>	Mains
<b>WASTE</b>	Mains
<b>SECURITY</b>	Unmonitored with no cameras. Able to operated through the Ajax Systems App
<b>INTERNET</b>	Fibre

# ADDITIONAL DETAILS

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- Covered BBQ area (below consent size requirement) with insulated roof designed and installed by The Outdoor Room Company
- Refrigerator, festoon lights and outdoor fire are available by negotiation
- Fully renovated throughout 2023
- Bathrooms feature fully tiled showers. Producer Statements available
- Fully fenced, with rear access off Louisa Lane. The backyard is fully secured
- Historic stonewall at the rear boundary is protected

# CHATTELS

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- Auto garage doors x2 + x2 remotes
- Window treatments
- Clothesline
- Dishwasher
- Electric ovens x2
- Has hob
- Rangehood
- Bathroom extractor fans x3
- Waste master
- Fixed floor coverings
- Garden shed
- Heated towel rails x2
- Heat pumps x4 + x4 remotes
- Gas califonts x2
- Light fittings
- Security alarm (unmonitored)
- Smoke detectors

# DISCLOSURES

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- Some walls in the living area were removed as part of the 2023 renovation. These were not load-bearing and did not require Consent
- The position of the 'main bathroom' and 'bedroom 4' were never built to plan as per the LIM (available). The current owners have modernised the bathroom/toilet arrangement



# DEADLINE SALE

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## **How does a Deadline Sale work?**

A Deadline Sale is a method where a property is marketed without a price, and all offers must be submitted on or before a set deadline date. As a buyer, this means you have time to view the property, complete your due diligence, and prepare your best offer - whether it's conditional or unconditional.

Because both cash and conditional buyers are welcome, there's often strong competition. The aim is to create a multi-offer situation, so it's important to put your best foot forward. Your agent will guide you through the process, but ultimately, the seller will consider all offers submitted by the deadline and choose the one that best suits them.

## **What is a multiple offer?**

A multiple offer situation occurs when more than one buyer submits an offer at the same time. In this case, all buyers are encouraged to present their strongest offer, as the seller will either accept one or negotiate with a single buyer—excluding others from further negotiation.

## **What does “unless sold prior” mean?**

When a Deadline Sale is advertised with “unless sold prior,” it means the seller is open to accepting an offer before the official deadline. If this happens, the agent will notify all interested buyers and invite them to submit their offers, potentially creating a multiple offer scenario earlier than expected. If the seller accepts an unconditional offer, the property is sold immediately. If a conditional offer is accepted, the sale method may shift to “Price by Negotiation” while that contract is in place. As a buyer, it's important to stay in close contact with the agent and be ready to act quickly if you're seriously interested.



PHOTO  
GALLERY

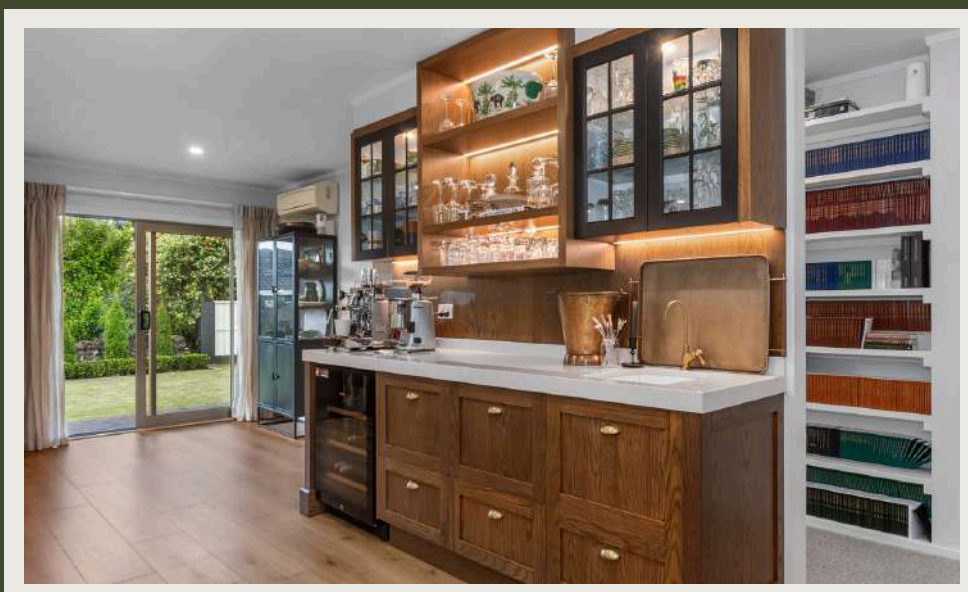
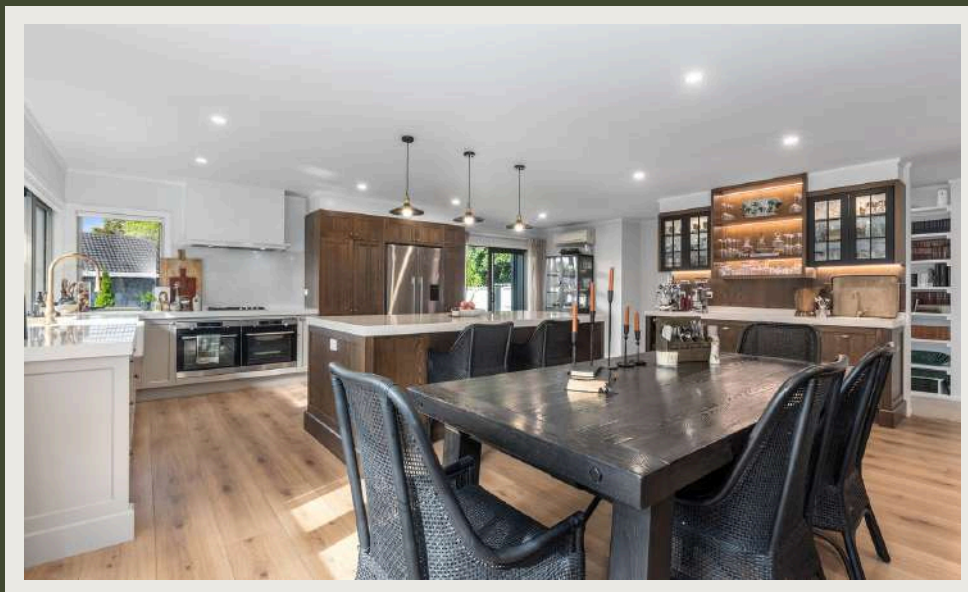
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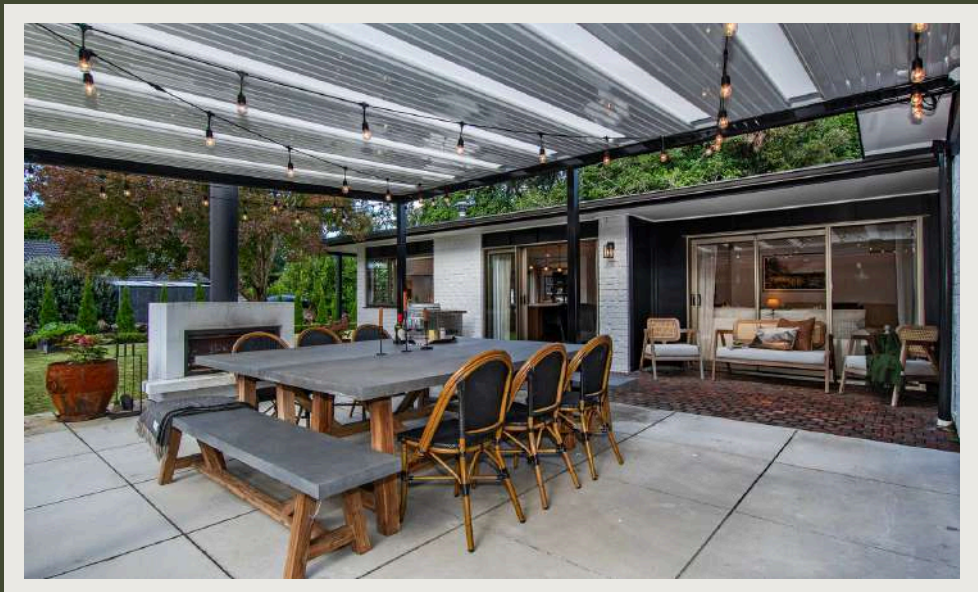
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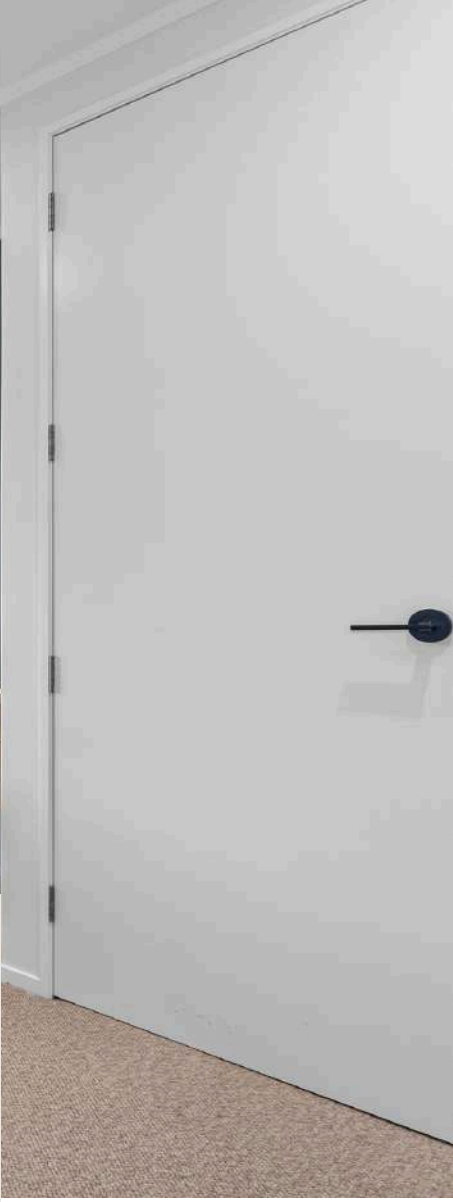
The kitchen is a clear highlight, featuring stone benchtops, an island bench, butler's sink, beautiful American Oak detailing with a bar and coffee station.

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# FLOOR PLAN

This plan is for illustrative purposes only and should only be used as such by any prospective purchaser



# BOUNDARY MAP



Boundary lines are indicative only



## 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.

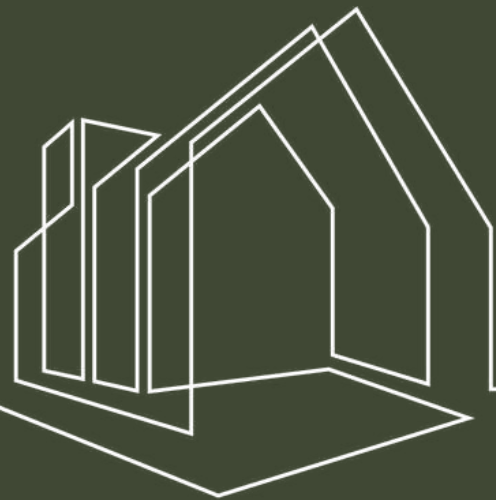
Equipped with the latest real estate strategies and technology, they are at the forefront of modern property marketing and negotiation. With over 30 years of combined experience and a track record in successful local development projects, they offer unmatched expertise in every transaction.

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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