

# PROPERTY BROCHURE

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25 MOUNTAIN VIEW ROAD, HIKURANGI

SUE & DAMIEN  
PROPERTY TEAM

OWN  
REAL ESTATE

25 MOUNTAIN VIEW ROAD, HIKURANGI

# CLASSIC KIWI LIFESTYLE...



3.7138  
HA

240  
SQM

3

2

3

2

DEADLINE SALE  
1PM, 1 JULY 2026 (PRIOR OFFERS CONSIDERED)

Set in a remarkably private position, this classic 1970s brick home is the sort of property buyers often hope still exists - solidly built, generously proportioned and sitting on 3.7ha of usable lifestyle land.

The home offers approximately 240sqm of floor area, with three bedrooms, spacious living and wide rural outlooks. Downstairs, a large lower-level rumpus opens up real flexibility - use it as a second living area, guest space, teenage retreat, hobby room or additional accommodation, subject to your own plans and requirements.

This is not a polished showpiece. It is a rough diamond - honest, substantial and full of upside. The bones are here, the setting is superb, and the next owner has the opportunity to modernise, refine and create something genuinely special.



The land adds the real lifestyle credibility. A huge shed with three-phase power, seven paddocks, cattle yards, bore and rain water supply, a spring-fed dam and even a small spring-fed waterfall give the property both practicality and character. With grazing, established shelter and areas of pines, that could create an income, it has that old-school Kiwi lifestyle feel that is increasingly hard to replace.

For buyers wanting privacy, land, infrastructure and potential without starting from scratch, this is a serious opportunity.

# KEY PROPERTY DETAILS

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<b>LEGAL DESCRIPTION</b>	LOT 2 DP 467304 shown on certificate of title 625367
<b>CV</b>	\$1,025,000 (2025/2026)
<b>RATES</b>	\$2,729.62
<b>DATE BUILT</b>	1970s
<b>LAND AREA</b>	3.7138ha (more or less)
<b>FLOOR AREA</b>	272sqm (more or less)
<b>BEDROOMS</b>	3 upstairs, plus downstairs options
<b>BATHROOMS</b>	Three
<b>SEPARATE TOILETS</b>	Downstairs
<b>LIVING AREAS</b>	Two - Upstairs & downstairs
<b>PARKING</b>	Double garage & large shed
<b>KITCHEN</b>	Large kitchen with walk-in pantry upstairs & Kitchenette downstairs
<b>KITCHEN APPLIANCES</b>	Gas hob - 2kg bottle, Electric hob downstairs, Wall oven, Dishwasher, and Rangehood
<b>LAUNDRY</b>	Separate
<b>HEATING</b>	Wood burner (Kent brand) & heat pump in lounge
<b>INSULATION</b>	Pink Batts in the ceiling
<b>WATER HEATING</b>	Electric hot water cylinder in airing cupboard in kitchen Small cylinder in laundry cupboard by the sink
<b>ROOF</b>	Painted corrugated iron
<b>JOINERY</b>	Aluminium
<b>CLADDING</b>	Predominantly brick, pressed fibre cement sheet & block base
<b>FLOOR</b>	Concrete Unispan floor between the levels & concrete base
<b>WATER SOURCE</b>	<ul style="list-style-type: none"><li>• Large water tank - 25,000L, new in 2026</li><li>• Tank located beside the shed</li><li>• Water is pumped to a smaller tank on the western hill behind the house</li><li>• From the smaller tank, water is gravity-fed to the house</li></ul>
<b>WASTE</b>	Septic system, located on southern area behind the house last cleaned autumn 2026
<b>INTERNET</b>	Fibre
<b>BORE</b>	Pump has not been used for a while. Is located in paddock behind the shed

# ADDITIONAL DETAILS

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- Smoke house and fish bench
- Cattle yards at entry to the property
- Paddocks: 7
- Run approximately 4 steers
- 4 troughs, 2 are doubles
- **Shed:** Re-roofed autumn 2026, Water tap outside, 3-phase power, Concrete floor, Corrugated iron cladding, 18.5mx5.5m (approximately)
- Small woodshed opposite garage
- Chicken house
- Small hay shed
- **Dam:** Spring in the bush feeds the dam on the southern side. Another spring is located on the northern side with a small waterfall
- **Pine trees:** About 24 years old - Potential income

# CHATELS

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- Auto garage doors x2
- 2 remotes
- Window treatments
- Clothesline
- Dishwasher
- Electric oven
- Gas hob
- Rangehood
- Extractor fan in upstairs bathroom
- Fixed floor coverings
- Heat pump and 1x remote
- Bathroom wall heater
- Light fittings
- Smoke detectors
- Water pump in the shed
- Bore - as is, where is

# DISCLOSURES

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- Bore pump is "as is, where is" and may need maintenance
- Small amount of water ingress from high-pressure water blasting in downstairs toilet
- Downstairs ranch slider will need new rollers
- Property is located in a Mining hazard area 2 - See WDC maps



# 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?**

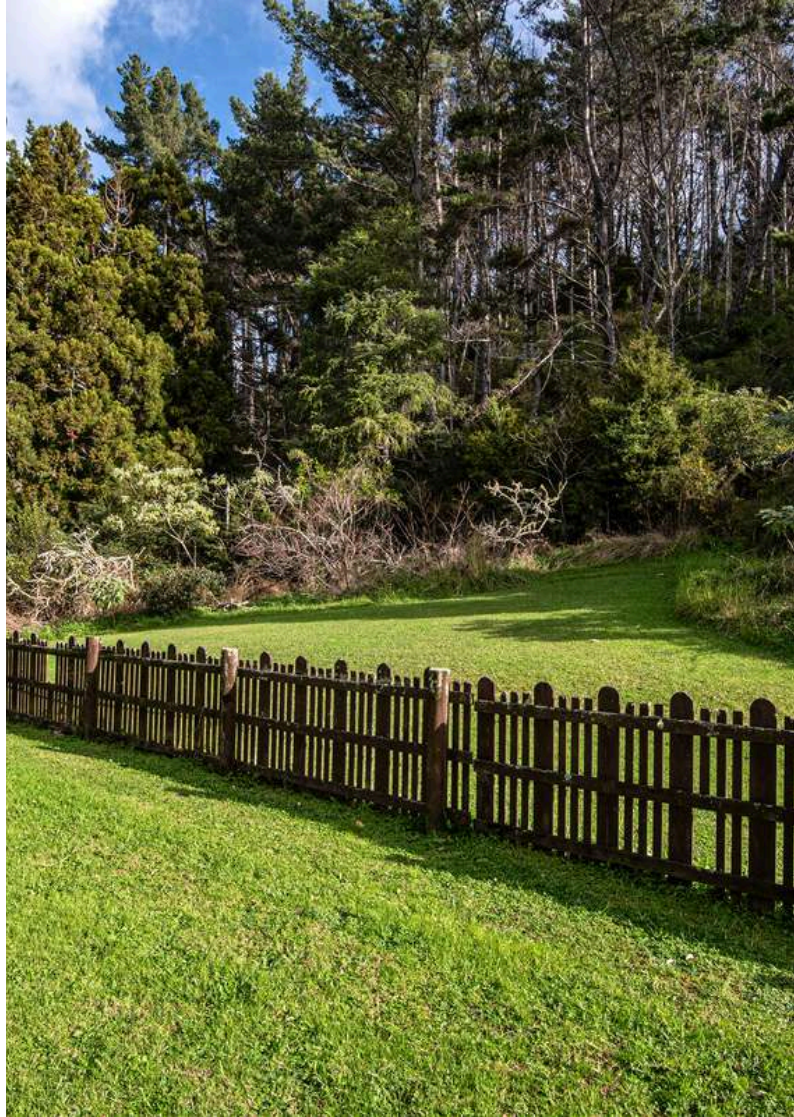
A multiple offer situation occurs when more than one buyer submits an offer at the same time. In this case, all buyers are encouraged to present their strongest offer, as the seller will either accept one or negotiate with a single buyer—excluding others from further negotiation.

## **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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## 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



**SUE MAICH**  
021793822 | [sue@ownrealestate.co.nz](mailto:sue@ownrealestate.co.nz)

**DAMIEN DAVIS**  
021387345 | [damien@ownrealestate.co.nz](mailto:damien@ownrealestate.co.nz)