

223B Waerenga Road,
TE KAUWHATA



Land, Lifestyle & A Little Extra Income

 5

 3

 235m²

 1.359ha

Key Features:

- Approx. 1.359ha (3.4 acres) of lifestyle land with a Jennian-built home of approximately 235sqm.
- Four-bedroom, two-bathroom layout with separate living room and separate laundry.
- 11m in-ground swimming pool, pergola and outdoor fire area for year-round entertaining.
- High-stud shed with lean-to and garaging for up to four vehicles.
- Separate income-producing sleepout with Starlink and independent SKY TV connection.
- Town water supply plus tank water storage, supported by a Jumbo filtration system with UV treatment.
- HRV ventilation system, central vacuum system and LED lighting throughout the home, sleepout and shed.
- Three-phase power providing flexibility for business, workshop or lifestyle use.
- Fully fenced and electrified paddock with loading dock and established infrastructure.
- Fully fenced vegetable garden, established fruit orchard and feature water fountain at the entrance.



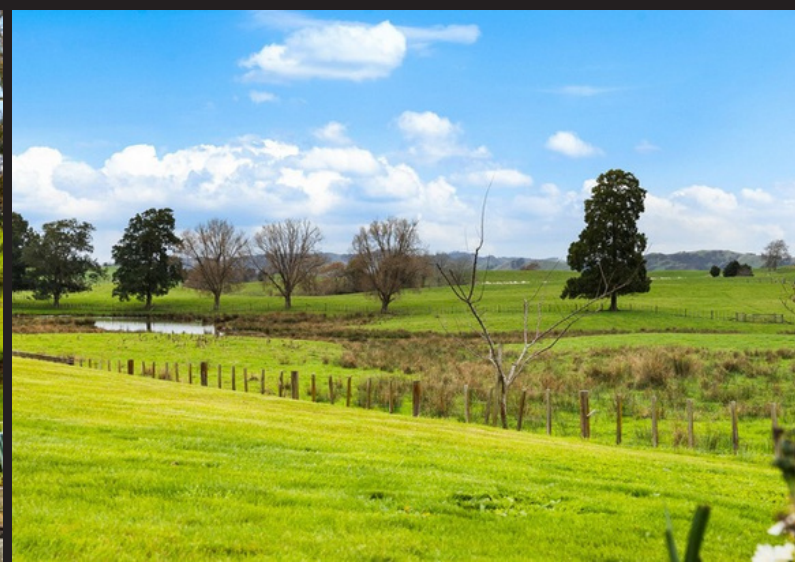
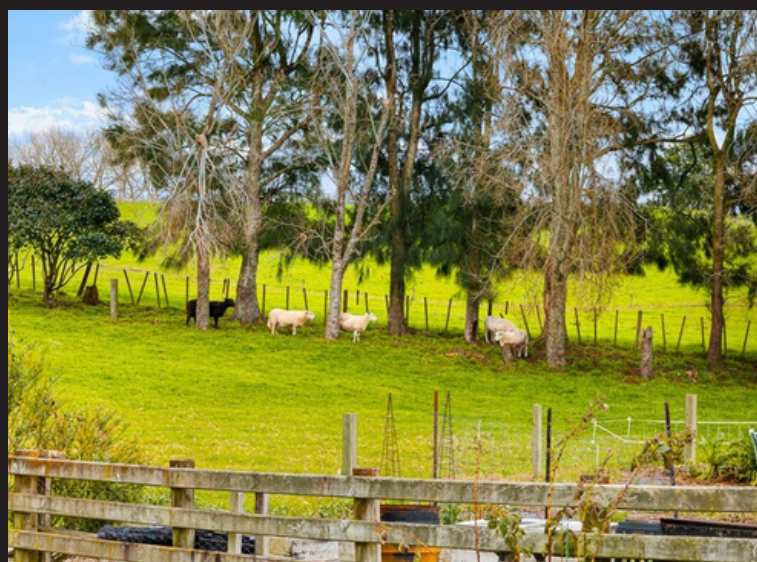


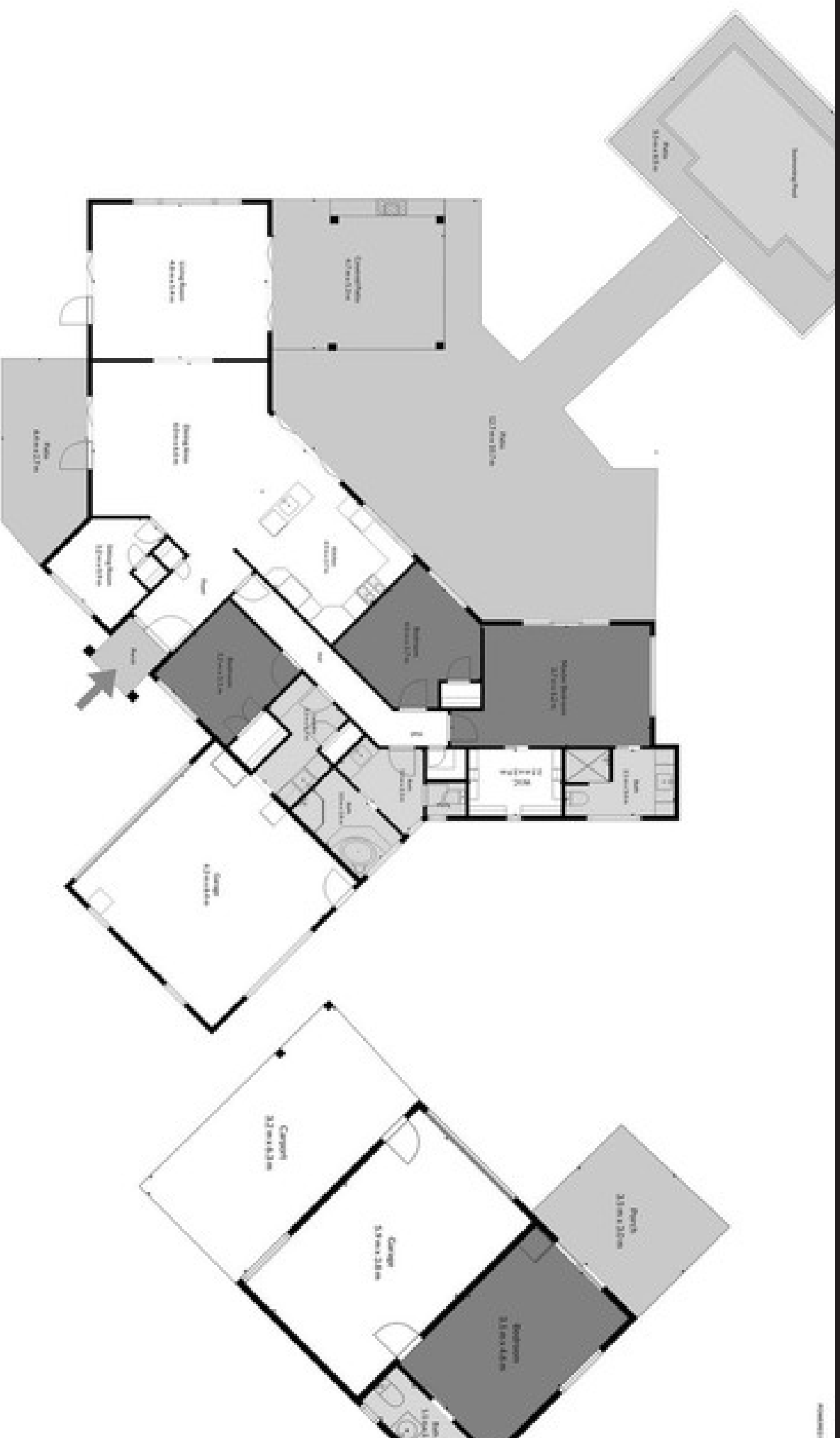












223B Waerenga Road, Te Kauwhata, Auckland 3781

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	1.359ha
Floor area	235m ²
Tenure	Owner Occupied
Rateable value	\$1,260,000
Land value	\$560,000
Improvements value	\$700,000
Rates:	
District	\$4,168.04
Regional	\$714.20



ENERGY

Heating	2x heat pumps in house, 1x heat pump in sleep out.
Windows	Aluminum/Double Glazing



CONSTRUCTION

Year built	2010
Exterior	Brick
Roof	Tile Profile

BUYING AT AUCTION

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.

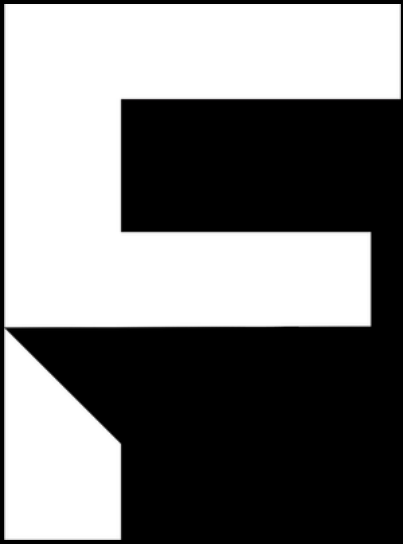


Driving Fusion Real Estate's rapid growth as one of the region's leading independent agencies

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.

KIRSTEN ANDERSON

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