



Price:	Enquiries over \$699,000
Certificate Of Title:	NA82B/81 - Crosslease
Legal Description:	Lot 1, DP44759, Flat 1 DP138822 and Garage 1 DP138822
Capital Value:	\$535,000 (2024)
Rates:	\$3,286.36
Land Area:	½ share 1163m2 (more or less)
Building Area :	142 m2 (more or less)
Age:	Circa 1920's
Exterior:	Weatherboard
Roof:	Iron - age unknown
Joinery:	Mix - Timber and Aluminium
Living Areas:	Open plan with kitchen, dining
Bedrooms:	4 double bedrooms
Main bathroom:	Shower, bath and vanity
Ensuite:	Shower, vanity & toilet
Toilet:	Separate toilet
Garaging:	Separate Double Garage
Views:	Urban
Services:	Town water & sewage
Zoning:	Medium Density Residential Zone Refer to wdc.govtnz-giz maps for further details

Chattels: Auto garage door unit (not working), window treatments, light fittings, fixed floor coverings, electric wall oven, gas hob (bottled gas), dishwasher, range hood, bathroom extractor fan, heat pump and 1 remote, heat transfer system HRV (living rooms & bedrooms), security system - not used, smoke detectors, ceiling fans ventilation system, window security screens (stored in garage), security lights

EXCLUDED: garden pots, ornaments and large river stone paving.

Council records indicate this property has low, medium and high landslide susceptibility zones.

Any building constructed, altered or refurbished before the year 2000 could have been built when asbestos and/or asbestos containing materials (ACMs) were still actively being used-this may not relate to this property however as we are not experts in this field and the house was built in that era, we recommend you do your own due diligence in this regard. For more information visit: <https://www.health.govt.nz/your-health/healthy-living/environment-health/hazardous-substances/asbestos>

The above property details have been sourced and/or provided by the seller or obtained from the Council property file, LIM or other appropriate authority, so while care has been taken in the preparation of these particulars, no responsibility is accepted for the accuracy of the whole or any part thereof and interested persons are strongly advised to make their own independent enquiry to satisfy themselves in all aspects of purchasing this and/or any property.

BOUNDARY DISCLAIMER:

The sales team are unable to point out the true boundary lines. If boundary lines are important to you, it is essential that as an intending purchaser you undertake your own due diligence & seek legal advice in regards to having the boundaries being surveyed prior to purchasing.

KENSINGTON

Welcome to 13A Lupton Avenue.

Step inside and you will find a layout designed for effortless living. This home features four genuinely large bedrooms, two bathrooms to smooth over the morning rush, and expansive, light-filled living spaces showcasing classic period details. The wrap around verandah is pretty - and practical - providing an extension to your outdoor living.

Outside, the practicalities are entirely taken care of. The fenced section provides a safe haven for kids and pets, with ideal areas for gardening, relaxing and entertaining. The double garage plus ample off-street parking ensures there is plenty of room for vehicles and weekend gear.

The location completes the package. Situated in the highly sought-after Kensington area, you are a stroll away from the local shopping precinct, cafes, and amenities. Kensington sport and recreation facilities nearby are an added bonus. Sitting in close proximity to both Whangarei Boys' High School and Whangarei Girls' High School, the location is a massive win for families, making the daily school run a breeze or giving the teenagers the independence to walk.

Built to endure, designed with generous proportions, and carrying a distinct sense of home - there is something undeniably grounded about a 1920s bungalow. 13a Lupton Avenue is a charming example of this era, updated to handle the pace of modern family life whilst retaining the original character.

🏠 142m² 🛏️ 4 🚿 2 + 🚿 2 🛏️ 1





BEWARE OF POTENTIAL HAZARDS Which could be found at this property	POTENTIAL RISK	CONTROLS As required
Chemicals/cleaning products-possibly items kept in kitchen, bathroom and garage areas	Within reach of children Could be consumed	<ul style="list-style-type: none"> All children must be Supervised by parent
Grounds/ Bush areas - Sloping and uneven ground, Plants - privet, agapanthus Trees & tree roots etc Low hanging branches	Slipping, falling Adverse reaction to plant respiratory aggravation Falling tree foliage Eye injuries	<ul style="list-style-type: none"> Warning sign erected Copy of hazards acknowledged by and provided to all viewers
Obstructions across access ways	Tripping Falling	<ul style="list-style-type: none"> Restrict access to hazard areas Customers remain a safe distance from hazard
Drain/water	Slipping, falling Adverse weather	<ul style="list-style-type: none"> Hazard sign and person monitoring hazard if required
Internal / External/ Stairs uneven floor boards, rooms at differing floor levels No visual rails on glass doors Steep stairs with no hand rail	Tripping, falling Respiratory aggravation Walking into glass, Breaking glass Injury	<ul style="list-style-type: none"> Appropriate footwear
Unknown debris	Injury	<ul style="list-style-type: none"> Keep aware/hazard sign Awareness of weather conditions
Adverse weather conditions	Slipping on steps/grounds Reduced visibility	

Fixed Fee = \$19,000 incl GST

Sell with us - regardless of sale price, pay no more

3% + GST up to maximum of \$19,000 - Sole Agency only

For more information regarding this property contact the sales team

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13A LUPTON AVENUE KENSINGTON



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