



3 Waugh Lane,
Huntly



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 4  2  1.5  103m²  900m²

Interior

- 4 bedrooms – comfortable, practical, and great for families or guests
- 2 bathrooms
- Fire place
- Wet back
- Open-plan living with seamless indoor-outdoor flow
- Fully insulated
- Single glazed
- Heat pump
- 3 Garden shed, 1.5 Garage
- Private section
- Fibre-ready
- Town water connection

Location

- Prime position with easy access to major centres:
 - 20–25 mins to Te Rapa, Hamilton
 - 38 mins to Morrinsville
 - Under 1 hour to Auckland







LEGALS

Land area	900sqm
Floor area	130sqm
Tenure	Vacant
Rateable value	\$550,000
Land value	\$190,000
Improvements value	\$260,000
Rates	
Waikato District	\$4567.46
Waikato Regional	\$498.08



ENERGY

Heating	• Heat Pump • Fire place
Insulation	• Yes
Windows	• Single Glazed



CONSTRUCTION

Year built	1959
Exterior	Weather Board
Roof	Steel/G Iron

LOCAL INFO

Mortgage Broker

Terri Franklin
021 241 8577
terrif@apexgroup.co.nz

Jan Baxter
027 354 5715
jan.baxter@kiwibank.co.nz

Lawyer

Belinda Williams - Base Law
021 648 883
belinda@base law.co.nz

Construction / Contractor

Steve
027 484 4008

Building Inspector

Total home inspection services
Damian
021 511 731
damian@totalhouseinspections.co.nz

Jason
022 677 1617
jasont@thisnz.co.nz

WHAT NEXT?

So, you've found a home you love—what happens now? Here's a simple guide to help you secure the property while completing your checks:

SUBMIT AN OFFER WITH CONDITIONS

1 To ensure the property is reserved for you while you do your due diligence, you'll need to submit a conditional offer. This means your offer is subject to certain checks being completed to your satisfaction before proceeding. Common conditions include:

- Finance Approval – Confirming your lending with the bank
- Building Inspection – Checking the home's structure and condition
- LIM Report Review – Ensuring there are no council issues
- Solicitor's Approval – Having your lawyer review the contract and title

 No money is paid at this stage—the deposit is only required once your conditions are met and the contract becomes unconditional.

2 COMPLETE YOUR DUE DILIGENCE

Once your offer is accepted, you will have an agreed timeframe (e.g., 10-15 working days) to complete your checks. During this time, you should:

- Arrange a building inspection
- Review the LIM report and title
- Finalise finance with your bank
- Seek legal advice and review any concerns

3 CONFIRM YOUR CONDITIONS

If everything checks out, you confirm your conditions, and your offer becomes unconditional—meaning the purchase is locked in. If there are any major issues, we can discuss your options, including negotiating further or withdrawing if necessary.

4 PAY THE DEPOSIT & PREPARE FOR SETTLEMENT

Once your offer is unconditional, the agreed deposit is paid, and your solicitor will guide you through the final legal steps. The home is now officially yours, and we'll assist you in preparing for settlement and key handover!



Need Help?

I'm here to guide you through each step—let's get you closer to securing your new home!

FUSION

Fusion was founded with a simple but powerful mission: to create a real estate experience built on trust, care, and outstanding results. What began as a partnership between two local agents has now evolved into a bold, independently led brand – with Kirsten Anderson at the helm of a growing team of passionate sales professionals backing her vision.

With deep roots in Te Kauwhata and surrounding areas, Fusion isn't just about property – it's about people. We understand the emotional and financial weight of every real estate decision, and we're here to make that journey seamless, supportive, and successful.

Kirsten's strengths lie in high-impact marketing, authentic connection, and a hands-on approach that makes every client feel like family. She leads a dynamic team that's growing fast, bringing fresh energy, local insight, and a shared commitment to excellence.

At Fusion, we don't just list homes – we partner with you every step of the way. Whether it's staging a property, rolling up our sleeves for a pre-market spruce-up, or negotiating the deal that gets you where you want to be, we're right beside you.

Real estate is personal – and so are we. At Fusion, you're never just a number. You're part of something local, loyal, and driven to deliver.



YOUR FUSION TEAM



Real Connections, Real Relationships

Covenant is known for genuine care, a fresh perspective, and a commitment to helping people achieve their property goals. With a calm and understanding approach, Covenant takes the time to listen, support, and guide both buyers and sellers through every step of their real estate journey.

Recognised for consistent results and trusted by clients for her honesty and professionalism, Covenant's success is built on relationships as much as outcomes. She believes real estate is about more than property — it's about people, community, and creating new beginnings.

Now proudly part of the Fusion team in Te Kauwhata, Covenant combines local knowledge, dedication, and a personal touch to ensure every client feels valued, informed, and confident in their decisions.



Let's make it happen.

COVENANT POMATE

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