



172 Western Hills Drive,  
Kensington

---

Found.



## Kensington living without the price tag!

172 Western Hills Drive, Kensington

 3  1  4  90m<sup>2</sup>  398m<sup>2</sup>

The location you've always wanted, at a price you'll love.

Positioned just moments from Kensington Park, this beautifully presented character home offers an outstanding opportunity to secure a sought after lifestyle without the premium price tag. With quality schools, sporting facilities, shops, cafes and the CBD all just minutes away, you'll love the convenience this location provides.

Inside, timeless character meets modern comfort. Beautiful timber flooring, light filled living spaces and a stylishly updated kitchen create a warm and inviting atmosphere, while three generous bedrooms provide plenty of room for families, professionals or those looking to simply spread out.

Step outside to a sunny entertaining deck overlooking the backyard, the perfect spot for entertaining family and friends or simply relaxing in the afternoon sun. With excellent off-street parking and a well-maintained section, this home is as practical as it is charming.

Best of all, the home is vacant and ready for immediate possession. Whether you're eager to move straight in, settle before the next school term, or secure an investment without delay, you can start your next chapter from day one.

Whether you're taking your first step onto the property ladder, looking for a smart investment or simply wanting to enjoy one of Whangarei's most desirable locations, this is an opportunity you won't want to miss.

Contact Richard or Brooke for details.

# Property Information

## LEGAL

Legal Description:	section 10 survey office plan 515828
Council Rates:	\$2,835.78
Rateable Value:	\$490,000
Floor Area:	90m <sup>2</sup>
Land Area:	398m <sup>2</sup>
Property:	Home
Built in:	1940s
Bedrooms:	3
Bathrooms:	1
Lounges:	1
Garage/Parking:	4
Cladding:	Roughcast
Roofing:	Concrete Tile
Heating/Cooling:	Heat Pump
Hot Water:	Electric
Power:	Main
Insulation:	Ceiling and under floor
Fencing:	Wooden
Glazing:	Single

## REPORTS & INFORMATION

LIM and Council File:	-
Title Available:	-

## NEIGHBOURHOOD

School Zoning:	Matarau
Water & Sewage:	-
Storm Water:	-

## CHATELS

Window treatments, dishwasher, electric oven, induction hob/cooktop, fixed floor coverings, one heated towel rail, one heat pump with one remote, heat transfer system, light fittings, range hood, one smoke detector.



# Boundary Line

172 Western Hills Drive, Kensington



Boundary lines are indicative only





**Found by you.**

**Beside you every step of the way.**

Found is a boutique agency with a bold approach, built right here in Whangārei and led by local real estate professionals Brooke Gibson and Richard Lyon. With over 17 years of combined industry experience, we bring bold marketing, honest advice and a genuine passion for this community to every property we touch. We are not here to blend in. We are here to deliver results that speak for themselves.

We believe real estate is about people first and property second. From the moment you get in touch, you will notice the difference. Polished, strategic marketing that makes your property stand out, consistent communication that keeps you informed at every stage and a supportive team that genuinely has your back from the first conversation through to settlement. Whether you are buying, selling or simply figuring out your next move, we show up with energy, care and a commitment to making the process as smooth as it should be.

Whangārei deserves an agency that truly knows it and loves it. Found is exactly that. Deeply connected to this community, driven by results and built to go above and beyond for every single client we work with.

**Brooke Gibson & Richard Lyon**

**Brand Owners**

027 404 6717  
office@foundrealestate.co.nz  
foundrealestate.co.nz

# Found.