



27 Bittern Road,  
Te Kauwhata



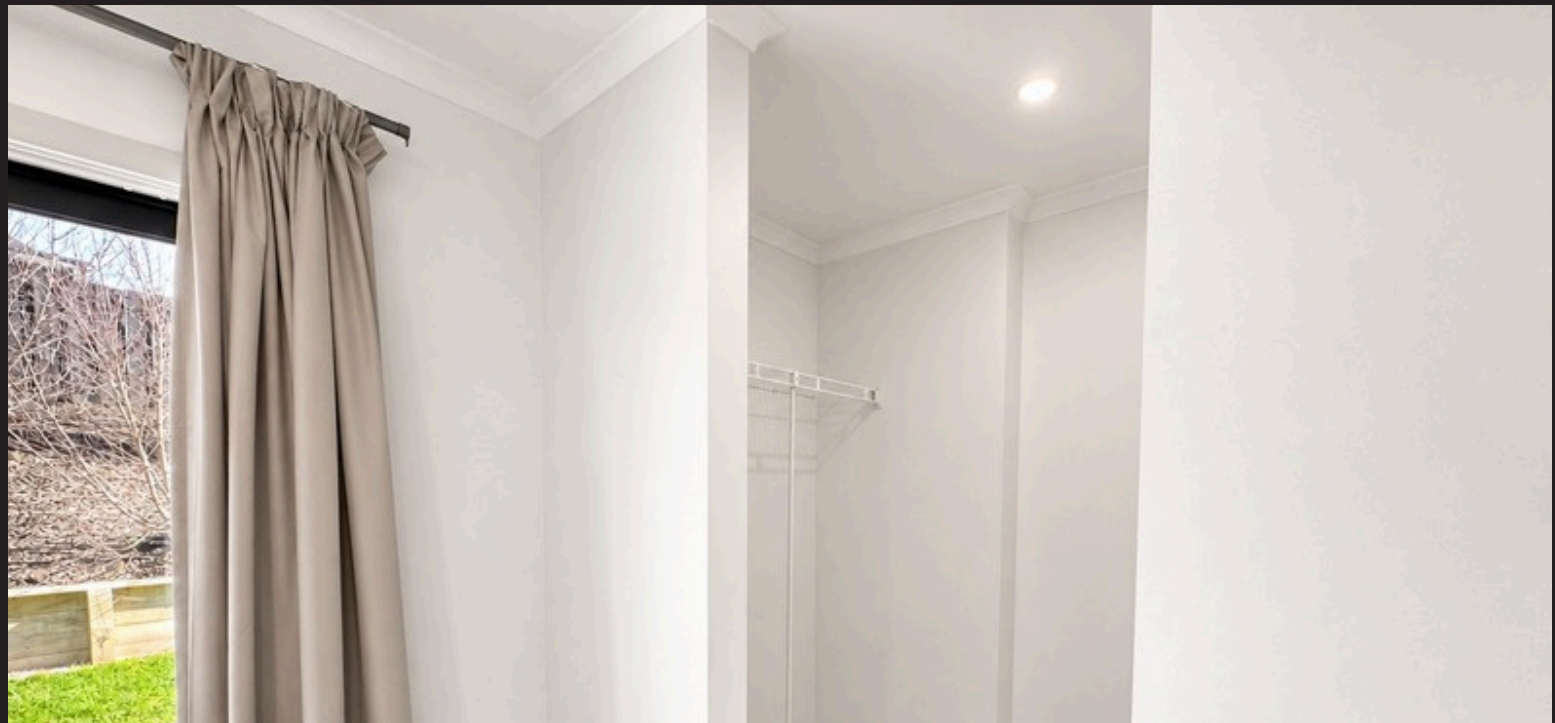
# Designed to Open Outdoors

 3  2  105m<sup>2</sup>  429m<sup>2</sup>

## Key Features:

- Contemporary open-plan living
- Stylish kitchen with quality appliances
- Light-filled interiors
- Seamless indoor-outdoor flow
- Low-maintenance brick and weatherboard construction
- Double glazing throughout
- Internal access garage
- Easy-care freehold section
- Fully fenced backyard
- Private outdoor entertaining area
- Ideal lock-up-and-leave lifestyle
- Perfect for first-home buyers, downsizers or investors
- Located in the sought-after Lakeside community
- Close to parks, playgrounds and walking tracks
- Minutes to local shops, schools and amenities
- Easy access to State Highway 1 for commuting north or south











## LEGALS

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|                    |                   |
|--------------------|-------------------|
| Land area          | 429m <sup>2</sup> |
| Floor area         | 105m <sup>2</sup> |
| Tenure             | Owner Occupied    |
| Rateable value     | \$640,000         |
| Land value         | \$255,000         |
| Improvements value | \$385,000         |
| Rates:             |                   |
| District           | \$4,904.09        |
| Regional           | \$451.67          |



## ENERGY

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|               |                         |
|---------------|-------------------------|
| Heating       | Heat pump               |
| Water Heating | Electric                |
| Windows       | Aluminum/Double Glazing |



## CONSTRUCTION

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|            |              |
|------------|--------------|
| Year built | 2020-2029    |
| Exterior   | Fibre Cement |
| Roof       | Steel/G-Iron |

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# WHAT NEXT?

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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:

## 1 SUBMIT AN OFFER WITH CONDITIONS

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!

# 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

# 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.

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## 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.

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