



## KENSINGTON

### Welcome to 23a Kensington Ave ...

A fresh, modern start with absolutely minimal maintenance, this beautiful townhouse is exactly what you've been waiting for. It is the perfect match for busy professionals, downsizers, or small families wanting an easy-care lifestyle just a short, level stroll from the vibrant Kensington Hub and local shopping centre.

Step inside and immediately feel the warmth of the open-plan living area, beautifully bathed in natural light. The heart of the home flows into an exceptional, modern kitchen featuring premium countertops and plenty of sleek cabinet space. Whether you love whipping up a gourmet meal or hosting friends, this is a space that makes cooking a genuine joy and entertaining feel completely natural.

For quieter moments, the sunny conservatory offers a peaceful, warm retreat. It steps right out into a private, securely fenced courtyard—perfect for relaxed weekend BBQs or enjoying your morning coffee in complete privacy. There is even just enough space for a few raised garden beds for your favourite veggies or flowers. The grounds have been designed for maximum enjoyment and minimum effort.

Live the simple life. With the hard work already done and an unbeatable location on offer, all that's left to do is move in and enjoy.



<b>Price:</b>	By Negotiation
<b>Certificate Of Title:</b>	245851
<b>Legal Description:</b>	Crosslease - Lot 5 DP121656 /Flat 2 DP 360470 Leasehold Instrument L 6958528.5 for 999 yrs 1/5/2006
<b>Capital Value:</b>	\$585,000 (2024)
<b>Rates:</b>	\$3,221.35
<b>Land Area:</b>	½ share 1011sqm (more or less)
<b>Building Area :</b>	98 m2 (more or less)
<b>Age:</b>	Circa 1988
<b>Exterior:</b>	Brick Veneer & Ply
<b>Roof:</b>	Decramastic Tile
<b>Joinery:</b>	Double glazing Aluminium
<b>Living Areas:</b>	Open plan - Dining/Kitchen/Lounge
<b>Bedrooms:</b>	Two double bedrooms
<b>Main bathroom:</b>	Shower, vanity, laundry
<b>Toilet:</b>	Separate toilet
<b>Garaging:</b>	Single garage - with internal access
<b>Views:</b>	Urban
<b>Services:</b>	Town water & sewage
<b>Zoning:</b>	Medium Density Residential Zone Refer to wdc.govtnz-giz maps for further details

**Chattels:** Auto garage door opener & 1 remote, window treatments, fixed floor coverings, light fittings, bathroom extractor fan, electric hob, underbench oven, range hood, dishwasher, refrigerator (samsung double door) heat pump & 1 remote, clothesline, smoke detectors, screen door x2, cupboards x3 in garage

Council records indicate this property is situated in a low landslide susceptibility zone.

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-ealth/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.

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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"> <li>All children must be Supervised by parent</li> </ul>
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"> <li>Warning sign erected Copy of hazards acknowledged by and provided to all viewers</li> </ul>
Obstructions across access ways	Tripping Falling	<ul style="list-style-type: none"> <li>Restrict access to hazard areas Customers remain a safe distance from hazard</li> </ul>
Drain/water	Slipping, falling Adverse weather	<ul style="list-style-type: none"> <li>Hazard sign and person monitoring hazard if required</li> </ul>
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"> <li>Appropriate footwear</li> </ul>
Unknown debris	Injury	<ul style="list-style-type: none"> <li>Keep aware/hazard sign Awareness of weather conditions</li> </ul>
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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**ANGELA**  
Quenault

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## 23A KENSINGTON AVENUE KENSINGTON



### BY NEGOTIATION

Proudly Marketed by the Olive Tree team

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MORE DETAILS

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