



WHAREORA

Welcome to 10 Giovanni Drive ...

Offering a unique oppurtunity in its scale and location, this nearly new home features five large bedrooms, an office, three bathrooms (including two ensuites), and a separate powder room. All bedrooms are equipped with large wardrobes, including two walk-in wardrobes.

The open-plan living area and high ceilings create an exceptional sense of space, while the seamless indoor-outdoor flow is perfect for both relaxing and entertaining. The impressive kitchen, complete with a scullery and high-end appliances, services the dining area and a stunning outdoor deck and portico featuring schist pillars. A large separate media room or formal lounge further enhances the home's versatile design.

Premium features include:

- 2.2kW solar system and dual water heaters
- Heat pump hot water and ducted heating/cooling throughout
- Whole-house water filtration and a central vacuum unit
- Three-car internal access garaging and a large workshop
- Black stained post and rail fencing
- Large laundry room with ample storage, as well as throughout the home

Set behind automatic gates on 1.08 hectares of gently contoured land, the property includes a large pond and extensive low-maintenance landscaping.

Price:	\$1,500,000
Certificate Of Title:	290749
Legal Description:	Lot 13, DP371903
Capital Value:	\$1,400,000 (2024)
Rates:	\$3,051.67 p.a.
Land Area:	1.0890 ha (more or less)
Building Area :	343 m2 (more or less)
Age:	2017
Exterior:	Block
Roof:	Long run iron
Joinery:	Double glazing aluminium
Living Areas:	Open plan plus separate lounge
Bedrooms:	5
Main bathroom:	Shower, bath, double vanity & toilet
Ensuites:	Primary Ensuite - Shower, double vanity, bath & toilet Additional Ensuite - Shower, vanity & toilet

Guest bathroom	Toilet and vanity
Garaging:	Three car garaging with internal access + workshop
Views:	Urban Lifestyle
Services:	2x 25k ltr water tanks / Clearstream effluent system
Zoning:	Future Urban Zone Refer to wdc.govtnz-giz maps for further details

Chattels:	Window treatments, light fittings, fixed floor coverings, electric induction stove, wall oven, range hood, dishwasher, microwave, central vacuum, extractor fan, heated towel rail, heat pump/central heating, security system - unmonitored, smoke detectors, heat pump HWC x2, electric gate x 2 remotes, auto garage door opener x2 and x2 remotes, clothesline, solar panels.
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Council records indicate this property is situated in a low/medium landslide susceptibility zone and medium effluent unsuitability area

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.

1.0890ha 5 4 3 2





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	• All children must be Supervised by parent • Warning sign erected Copy of hazards acknowledged by and provided to all viewers • Restrict access to hazard areas Customers remain a safe distance from hazard • Hazard sign and person monitoring hazard if required • Appropriate footwear • Keep aware/hazard sign Awareness of weather conditions
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	
Obstructions across access ways	Tripping Falling	
Drain/water /	Slipping, falling Adverse weather	
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	
Unknown debris	Injury	
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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10 GIOVANNI DRIVE WHAREORA



\$1,500,000

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