



TE KAMO

Welcome to 7 Bords Lane ...

Tucked away down a quiet, private lane, this modern brick home offers the perfect blend of easy-care living and thoughtful design. This property was built with genuine accessibility in mind.

Wide, welcoming hallways and accessible wet bathrooms ensure effortless movement throughout.

Three generous double bedrooms are tucked away down a private hallway, with the main bedroom as your own personal haven, featuring a spacious ensuite and a ranch slider that steps opens out onto a paved courtyard—perfect for your morning coffee.

The open-plan living area and lounge form a comfortable central hub, kept cozy year-round by a heat pump. From here, you have seamless access straight to the backyard. Internal access from the garage gives security and ease of access.

The section features a gentle slope with a solid retaining wall, essentially giving you a blank canvas to design a garden or outdoor sanctuary that perfectly matches your lifestyle.

Location-wise, you are perfectly placed. Enjoy the community feel of being just minutes from the Kamo shops, excellent local schools, and everyday amenities.

 157m²
 3
  2
  2
  1



Price:	By Negotiation
Certificate Of Title:	489042
Legal Description:	Lot 44, DP422825
Capital Value:	\$650,000 (2024)
Rates:	\$3,156.62
Land Area:	543m2 (more or less)
Building Area :	157 m2 (more or less)
Age:	CCC Issued 2013
Exterior:	Brick Veneer
Roof:	Pressed Metal Tiles
Joinery:	Double glazed aluminium
Living Areas:	Open plan - dining lounge and kitchen
Bedrooms:	Three double
Main bathroom:	Bath , vanity, toilet
Ensuite:	Wet floor shower, vanity & toilet
Toilet:	In bathrooms
Garaging:	Double - with internal access
Views:	Urban
Services:	Town water & sewage
Zoning:	General Residential Zone Refer to wdc.govtnz-giz maps for further details

Chattels: Auto garage door & 1 remote, window treatments, light fittings, fixed floor coverings, electric oven, electric hob, single dishwasher, range hood, bathroom extractor fan x2, heated towel rails x2, heat pump and 1 remote, smoke detector, security lights, clothesline, ventilation system, security lights

Council records indicate this property is situated in a high landslide susceptibility zone and mine zone 3.

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.





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



BY NEGOTIATION

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