16 Ngaro Street,
Te Kauwhata

FUSION
REAL ESTATE

Move Straight In. Enjoy the Extras

3 2 108m^2 275m^2

Key Features:

- Key Features – 16 Ngaro Street, Te Kauwhata
- 3 double bedrooms
- 2 bathrooms, including master ensuite
- Open-plan kitchen, dining and living
- Single internal-access garage
- Stone benchtops & SMEG appliances
- Fully tiled showers with underfloor heating
- Keyless digital entry & touchscreen alarm
- Video intercom
- Pull-down attic storage
- Heat pump & double glazing
- Landscaped section with Kwila deck
- Louvre outdoor entertaining area












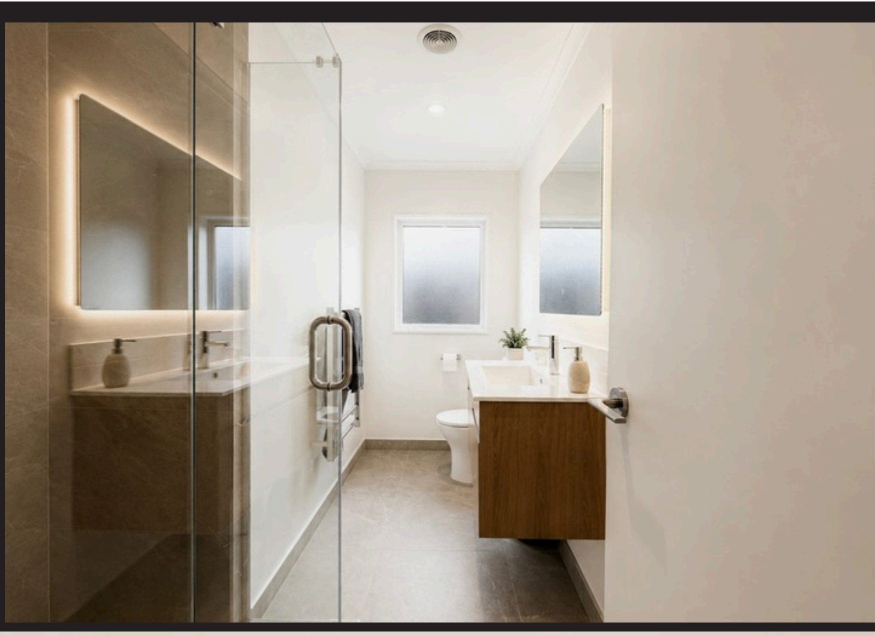





LEGALS

Land area	108m²
Floor area	275m²
Tenure	Owner Occupied
Rateable value	$700,000
Land value	$250,000
Improvements value	$450,000
Rates:	
District	
Regional	$473.03

ENERGY

Heating	Heat pump
Water Heating	Eletric
Windows	Aluminum/Double Glazing

CONSTRUCTION

Year built	2020-2029
Exterior	Mixed Material
Roof	Steel/G-Iron

WHAT NEXT?

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.

Driving Fusion Real Estate's rapid growth as one of the region's leading independent agencies

As the owner of Fusion Real Estate, Kirsten Anderson has built one of Te Kauwhata's most successful independent agencies, driving dozens of sales every year across residential and lifestyle properties. Her relentless work ethic and commitment to excellence have positioned Fusion as a trusted local leader with a reputation for powerful marketing campaigns and record-breaking results.

Kirsten's high-performance approach has consistently delivered: from fast, premium-price sales to strategic negotiations that secure top outcomes, even in tough markets. Her ability to problem-solve, adapt, and push harder than most ensures her clients don't just sell — they achieve results beyond expectation.

She combines proven sales achievements with sharp marketing strategies and tireless energy, setting a new benchmark for results in the region.

Let's make it happen.

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