



3A Manuka Road,
Huntly



Designed for Living. Positioned for the View.

 3  2  214m²  587m²

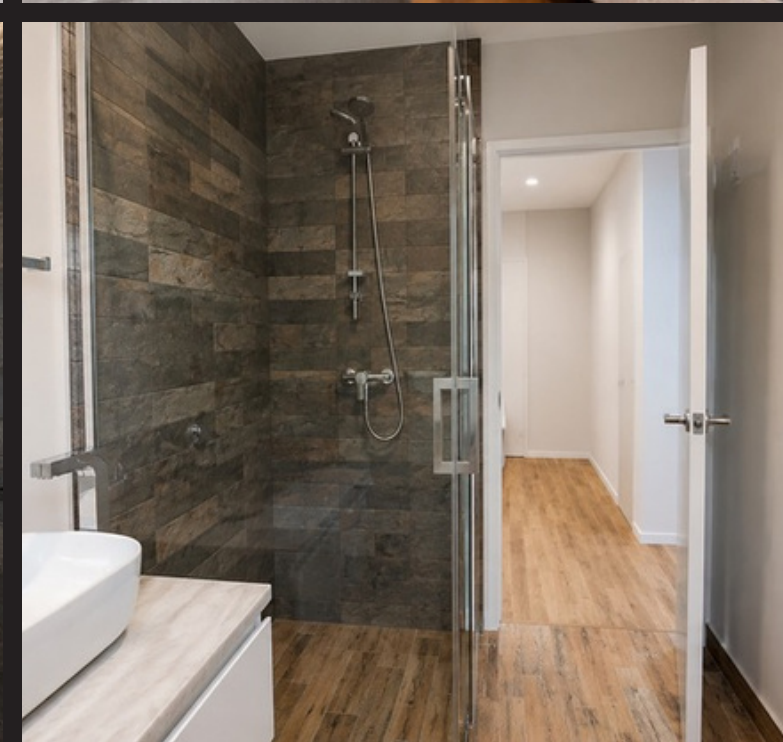
Key Features:

- 3 generously sized bedrooms, including a master suite with walk-in wardrobe and private ensuite
- 2 modern bathrooms
- Separate second living area – ideal as a family retreat, media room or home office
- Designer kitchen with gas cooktop and large breakfast island
- Elevated position with sweeping views across Huntly
- Seamless indoor-outdoor flow to the entertaining area
- Large double internal-access garage with excellent storage
- Generous off-street parking for multiple vehicles, a boat or trailer
- Two heat pumps for year-round comfort
- Low-maintenance outdoor living













LEGALS

Land area	587m ²
Floor area	214m ²
Tenure	Owner Occupied
Rateable value	\$730,000
Land value	\$275,000
Improvements value	\$455,000
Rates:	
District	\$5,184.57
Regional	\$621.80



ENERGY

Heating	Heat pump
Water Heating	
Windows	Aluminum/Double Glazing



CONSTRUCTION

Year built	2010-2019
Exterior	Weatherboard/Fibre Cement
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

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Lawyer

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Building Inspector

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FUSION TEAM

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.

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.

KIRSTEN ANDERSON

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