



Price:	Enquiries over \$555,000
Certificate Of Title:	NA 4C/519
Legal Description:	Lot 28, DP52110
Capital Value:	\$525,000 (2024)
Rates:	\$3525.93
Land Area:	726 m2 (more or less)
Building Area :	103 m2 (more or less)
Age:	Circa 1960's
Exterior:	Weatherboard and fibrelite panels on gable ends
Roof:	Long run iron
Joinery:	Wooden
Living Areas:	Open plan - kitchen/dining/lounge
Bedrooms:	3 Double
Main bathroom:	Shower, vanity & bath
Toilet:	Separate
Garaging:	Single stand alone
Views:	Urban
Services:	Town water & sewage
Zoning:	Medium Density Residential Zone Refer to wdc.govtnz-giz maps for further details

Chattels: Window treatments, light fittings, fixed floor coverings, electric stove, dishwasher, range hood, extractor fan 1x bathroom, 2x security screen doors, smoke detector, heat pump & 1x remote, awning - dining window “as is” security sensor light, metal garden arbour, compost bin, security system (not monitored, as is). clothesline.

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 you 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.

TIKIPUNGA

Welcome to 26 Otuhiwai Cres ...

Designed for practical everyday living, the open-plan layout connects the bright lounge and dining area to a neat, updated kitchen packed with impressive storage. Family life is made easy with a separate laundry, a full bathroom featuring both a bath and shower, and a dedicated separate toilet. Underneath the carpet, original T&G timber floorboards are waiting for the right owner to unearth and polish them back to their full glory.

Out back, a spacious deck overlooks a private, fenced backyard—an ideal haven for children and pets. There’s incredible potential here to further open up the rear of the home and create that sought-after indoor-outdoor flow for summer entertaining. Completing the package outdoors is a separate single garage and generous off-street parking.

The home is comfortable and liveable right now, and also presents a wonderful canvas to work with. A decor refresh and cosmetic updates will let you put your own personal stamp on the home while building future value.

Location is key, and you couldn't be better placed. Positioned just moments from the Tikipunga shopping centres, medical facilities, and schools, everything you need for simple day-to-day convenience is close by.

 103m²

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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	- 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	

Capped 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

- Pauline Dinsdale

021 344 866
- Lisa Struneski

021 646 768
- Angela Quenault

027 437 5295
- Lana Cottle

027 435 6575



26 OTUHIWAI CRESCENT

TIKIPUNGA



ENQUIRIES OVER \$555,000

Proudly Marketed by the Olive Tree team

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09 435 6575
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