

# PROPERTY BROCHURE

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5 JORDAN STREET, HIKURANGI

SUE & DAMIEN  
PROPERTY TEAM

OWN  
REAL ESTATE

5 JORDAN STREET, HIKURANGI

START HERE,  
LIVE WELL...



457  
SQM



80  
SQM



3



1



2



1



1

FOR SALE BY NEGOTIATION

Fresh, welcoming and ready to enjoy, this renovated home is an ideal first step onto the property ladder.

At its heart is a generous open-plan living, dining and kitchen area, creating an easy everyday space that feels light, warm and connected. Three bedrooms are complemented by a separate office or hobby room, while two bathrooms add welcome flexibility for families, flatmates or guests.

Outdoor living is a real highlight. A large covered deck extends the living space and provides a sunny, sheltered spot for relaxed evenings, weekend barbecues and entertaining throughout the seasons. The flat, fully fenced section is private, secure and refreshingly easy to maintain - perfect for children, pets or anyone who would rather enjoy their weekends than spend them working in the garden.



A single garage and additional off-street park complete the practical package.

Set among great neighbours, this is a cosy, comfortable home with nothing demanding immediate attention. Simply move in, settle down and enjoy having a place of your own.

Our sellers are liquidating and calling for action now!

# KEY PROPERTY DETAILS

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|--------------------|--------------------------------------------------------------------------------------------------------------------------|
| LEGAL DESCRIPTION  | Lot 1, Deposited Plan 607531 shown on CT 1197615                                                                         |
| CV                 | \$445,000 (2026/2027)                                                                                                    |
| RATES              | \$3,265.99                                                                                                               |
| DATE BUILT         | Unknown. After an extensive search of Council records, the building file for the original dwelling could not be located. |
| ZONING             | Settlement zone residential sub-zone. The property is located within the State Highway Noise Control Boundary            |
| LAND AREA          | 457sqm (more or less)                                                                                                    |
| FLOOR AREA         | 80sqm (more or less) - Unsure of accuracy due to lack of records                                                         |
| BEDROOMS           | Three plus sunroom/office                                                                                                |
| BATHROOMS          | Two                                                                                                                      |
| SEPARATE TOILETS   | Yes                                                                                                                      |
| LIVING AREAS       | Open plan                                                                                                                |
| PARKING            | Single garage and one off-street park                                                                                    |
| KITCHEN            | Renovated approximately 4 years ago. Melteca cabinets, Formica benchtops                                                 |
| KITCHEN APPLIANCES | Electric oven, 900mm rangehood, dishwasher                                                                               |
| LAUNDRY            | Separate                                                                                                                 |
| HEATING            | Heat pump                                                                                                                |
| INSULATION         | Under floor and ceiling                                                                                                  |
| WATER HEATING      | Two electric hot water cylinders                                                                                         |
| ROOF               | Painted corrugated iron                                                                                                  |
| JOINERY            | Timber plus aluminium ranchslider                                                                                        |
| CLADDING           | Timber weatherboard and block                                                                                            |
| FLOOR              | Timber throughout living areas and bedrooms, concrete in laundry and separate toilet                                     |
| WATER SOURCE       | Mains                                                                                                                    |
| WASTE              | Mains                                                                                                                    |
| INTERNET           | Fibre                                                                                                                    |

# ADDITIONAL DETAILS

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- Fully fenced
- Covered verandah
- Expansive decks
- Small easy care section
- Flat yard
- Interior renovated throughout in 2022

# CHATTELS

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- Window treatments
- Dishwasher
- Electric oven
- Extractor fan x2
- Fixed floor coverings
- Heat pump x1
- Heat pump remote x1
- Light fittings
- Rangehood

# DISCLOSURES

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- Sue Maich and Damien Davis of OWN Real Estate are the licensed sales agents marketing this property. They also have a personal interest as the owners of the property
- There are two relocatable homes at 5A & 5B Jordan Street being fully renovated - they have their own access
- The lino under the garage carpet in the laundry is stained
- A flashing is being made to cover the old fireplace flu
- There is a small area where the carpet pile has pulled in the bedroom off the kitchen
- No alterations have been made to the property by the current owners except for cosmetic internal renovations and new nova light on the outside verandah

# PHOTO GALLERY

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“

A large covered deck extends the living space and provides a sunny, sheltered spot for relaxed evenings, weekend barbecues and entertaining

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# BOUNDARY MAP

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BOUNDARY LINES ARE INDICATIVE ONLY  
SOURCE: WDC GIS MAPS



## SUE MAICH & DAMIEN DAVIS

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Strongly focused on being at the top of their game, Sue and Damien have been driven to elevate their success and launch OWN Real Estate - a venture embodying their vision for a more personalised, client-focused approach. By stepping away from the constraints of a large corporate brand, Sue and Damien now embrace the independence of their OWN brand, allowing them to harness their principles of adding value to their clients transactions through the very best marketing, attention to detail and outstanding client service.

Equipped with the latest real estate strategies and technology, they are at the forefront of modern property marketing and negotiation. With over 30 years of combined experience and a track record in successful local development projects, they offer unmatched expertise in every transaction.

By their own admission, Sue and Damien run a tight ship. Their team handles the administrative tasks freeing Sue and Damien to do what they do best - seeking out property to sell, forming tight working relationships with their vendors and purchasers, marketing property superbly and negotiating sales.

Nothing is left to chance. Utilising the specific skills of a professional photographer, graphic designer, cleaner, builder, painter and home staging company if required. A home marketed by Sue and Damien is a strategically managed listing, destined to attain the best price in the least amount of time. Much of Sue and Damien's business now comes by the way of personal referral or repeat dealings with those who have enjoyed and highly regard doing real estate their way.



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