

PROPERTY BROCHURE



34 WAINUI AVENUE, KAMO

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

34 WAINUI AVENUE, KAMO

QUALITY LIVING, BEAUTIFULLY SIMPLIFIED...



677
SQM



184
SQM



3



2



2



2

DEADLINE SALE
1PM, 2 SEPTEMBER 2026 (PRIOR OFFERS CONSIDERED)

For those who want to simplify life without compromising on quality, this immaculate contemporary home presents an exceptional opportunity in one of Totara Parklands' most desirable positions.

Designed for relaxed single-level living, the home is filled with natural light and presented remarkably close to new. At its centre is a superb kitchen with a generous island and full butler's pantry, connecting effortlessly with the dining area and family living. A separate lounge provides a quiet retreat, while three spacious bedrooms, including a master with an ensuite and walk-in wardrobe, offer plenty of room for family and guests.



Outdoor living works beautifully in every season. The sunny deck enjoys a peaceful outlook across the landscaped garden, while a second sheltered patio provides a private setting for dining and entertaining when friends arrive.

Schist pillars add substance and distinction, and the large internal-access double garage delivers excellent parking and storage. The gardens are beautifully established yet deliberately easy to maintain, leaving you more time to enjoy the home and less time looking after it.

Private, polished and exceptionally comfortable, this is modern living done properly - an ideal next move for retirees, downsizers or anyone seeking quality without the workload.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 43, Deposited Plan 507433 as shown on Record of Title 770884
CV	\$840,000
RATES	\$3,882.59
DATE BUILT	2018 (CCC issued 25-02-2020)
ZONING	General residential zone
LAND AREA	677sqm (more or less)
FLOOR AREA	184sqm
BEDROOMS	3
BATHROOMS	2 - master with ensuite
SEPARATE TOILETS	1
LIVING AREAS	2 with a 2.4m stud height
PARKING	Double internal access garage with carpet and insulation
KITCHEN	Contemporary kitchen featuring a generous island, walk-in scullery with sink, glass splashback, quality appliances and excellent storage
KITCHEN APPLIANCES	Fisher & Paykel appliances including induction hob, wall oven, dish drawer and rangehood plus an underbench water filter
LAUNDRY	Separate laundry with built-in cabinetry, bench space, and direct outdoor access
HEATING	Ceiling cassette heat pump in family room, an additional heat pump in bedroom 1, and gas heater in the lounge
INSULATION	Fully insulated and double glazed featuring ceiling insulation with R3.2 batts and wall insulation with R2.2 batts
WATER HEATING	Gas califont (currently supplied by 2x 45kg gas bottles hired through ELGAS)
ROOF	Metrolite Royal textured tile with continuous spouting
JOINERY	Aluminium double glazed, incorporating a 25 degree hip & gable
CLADDING	Linea weatherboard and Designa schist feature columns
FLOOR	Engineered timber laminate in the family room, carpet throughout the living areas and bedrooms, with tiled flooring in the laundry and bathroom. Built on RibRaft slab
WATER SOURCE	Mains
WASTE	Mains
INTERNET	Fibre

ADDITIONAL DETAILS

- Refrigerator is available by negotiation
- Established fruit trees including fig, kaffir lime and white grape
- Sunny 20sqm Garapa timber deck
- Additional sheltered patio providing a private outdoor entertaining space
- Beautifully established, low-maintenance gardens with raised vegetable beds

CHATTELS

- Light fittings
- Fixed floor coverings
- Window coverings
- Electric hob
- Wall oven
- Rangehood
- Dish drawer
- Water filter
- TV brackets
- Gas fire
- Heat pump x2 + x2 remotes
- Bathroom extractor fans x2
- Heated towel rails x2
- Infinity water heating system
- Smoke detectors
- 'Fresco' canopy pergola
- Auto garage door + x2 remotes
- Clothesline
- Garden shed x1

LIM REPORT

A Land Information Memorandum (LIM) Report obtained from the Whangārei District Council on **29 July 2026** is available to download at ownrealestate.co.nz.

The LIM includes copies of the following Building Consent and Code Compliance Certificate's issued in relation to the property:

BC1701262 – New Dwelling:

Building Consent - Issued 21/11/2017

Code Compliance Certificate - Issued 25/02/2020

The LIM includes copies of the following Applications (e.g. Vehicle Crossing Permit or Public Utility Service) in relation to the property:

PU171318 – Water Meter Only: Approved 24/10/2017

VC170165 – Vehicle Crossing: Issued 28/03/2018



DEADLINE SALE

How does a Deadline Sale work?

A Deadline Sale is a method where a property is marketed without a price, and all offers must be submitted on or before a set deadline date. As a buyer, this means you have time to view the property, complete your due diligence, and prepare your best offer - whether it's conditional or unconditional.

Because both cash and conditional buyers are welcome, there's often strong competition. The aim is to create a multi-offer situation, so it's important to put your best foot forward. Your agent will guide you through the process, but ultimately, the seller will consider all offers submitted by the deadline and choose the one that best suits them.

What is a multiple offer?

A multiple offer situation occurs when more than one buyer submits an offer at the same time. In this case, all buyers are encouraged to present their strongest offer, as the seller will either accept one or negotiate with a single buyer—excluding others from further negotiation.

What does “unless sold prior” mean?

When a Deadline Sale is advertised with “unless sold prior,” it means the seller is open to accepting an offer before the official deadline. If this happens, the agent will notify all interested buyers and invite them to submit their offers, potentially creating a multiple offer scenario earlier than expected. If the seller accepts an unconditional offer, the property is sold immediately. If a conditional offer is accepted, the sale method may shift to “Price by Negotiation” while that contract is in place. As a buyer, it's important to stay in close contact with the agent and be ready to act quickly if you're seriously interested.



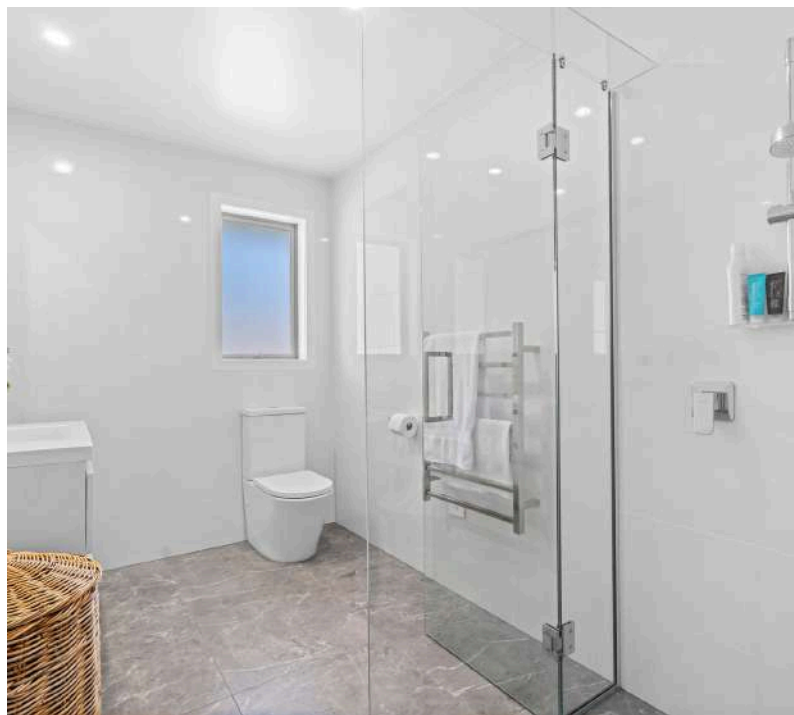
PHOTO GALLERY















“

Outdoor living
works beautifully
in every season.

”

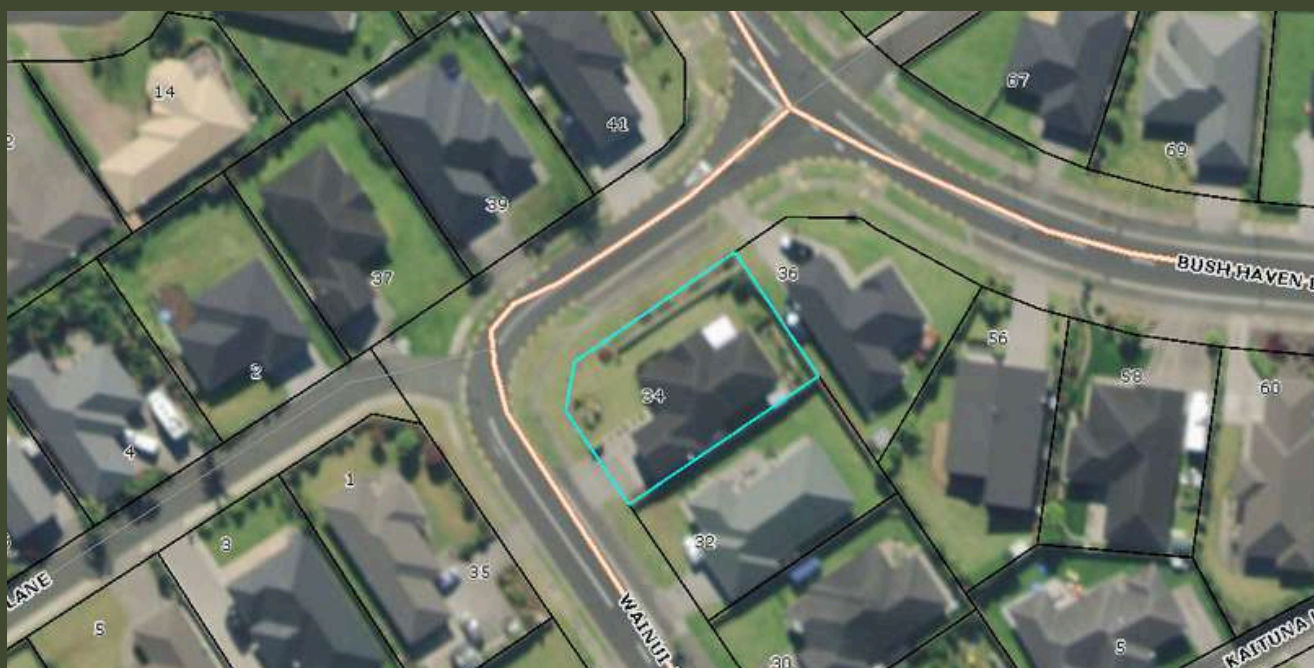


FLOOR PLAN

This plan is for illustrative purposes only and should only be used as such by any prospective purchaser



BOUNDARY MAP



Boundary lines are indicative only
SOURCE: gismaps.wdc.govt.nz



SUE MAICH & DAMIEN DAVIS

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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