



Price:	Enquiries over \$899,000
Certificate Of Title:	NA4C/1374
Legal Description:	Lot 1, DP53473
Capital Value:	\$1,050,000 (2024)
Rates:	\$3,133.45
Land Area:	2.0042 ha or 4.95 acres (more or less)
Building Area :	220m2 (more or less)
Age:	Circa 1960's & extension 1980's
Exterior:	Brick veneer & weatherboard
Roof:	Longrun Iron
Joinery:	Aluminium & Timber
Living Areas:	Seperate sunken lounge, family room
Bedrooms:	4 bedrooms & study/office
Bathroom:	Bath & vanity
Bathroom 2:	Shower & vanity
Toilet:	Separate
Garaging:	Double - with internal access
Views:	Rural
Services:	3x water tanks & septic tank
Zoning:	Rural Production Zone Refer to wdc.govtnz-giz maps for further details

Chattels: Window treatments, light fittings, fixed floor coverings, auto garage door opener & 1 remote, rangehood, dishwasher, underbench oven, hob cooktop, bathroom extractor fan x1, smoke detectors x2, clotheline, heat transfer system (Air Movement System), compost bin, electric fence unit & standards, bore pump (unused and as is),
Negotiable Option: Tractor and 3x Heifers

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.

RUATANGATA / MATARAU

Welcome to 47 Rushbrook Road ...

This expansive family residence is thoughtfully designed to accommodate generous living and entertaining. Key features include dual living zones.

A cozy family area anchored by a fireplace, and a formal, sunken lounge, complemented by seamless indoor-outdoor flow onto sun-soaked decking. The dedicated home office features raked ceilings with high-set windows, and custom built-in cabinetry and workspace.

Positioned on flat, highly usable land, this magnificent lifestyle block offers versatile, well-fenced paddocks perfect for stock grazing or cropping. Enhanced by mature plantings, the property features excellent water infrastructure, including three storage tanks and a bore (currently unutilized, offering great potential).

Infrastructure is a major highlight, boasting independent sheds including a workshop with power, and an additional storage shed great for produce or calf rearing. Currently set up into 5 paddocks.

Families will appreciate the prime location, zoned for highly regarded schools including Comrie Park Kindergarten and Matarau School, Hikurangi School, Excellere College, and Kamo High School, with the Kamo High bus route conveniently accessible at the corner of Matarau and Rushbrook Roads. Approximatly 12 minutes drive to Te Kamo or Hikurangi.

This home is where the rooms are spacious, and the land is plenty - ready for another family to move in and make it their own.

220m ² 4+ 1 2 2+ 2





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	

Fixed 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

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47 RUSHBROOK ROAD

RUATANGATA / MATARAU



ENQUIRIES OVER \$899,000

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