

PROPERTY BROCHURE



29A CLARK ROAD, KAMO

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

29A CLARK ROAD, KAMO

DECEASED ESTATE - MUST BE SOLD...



511
SQM



130
SQM



2



1



1



2

DEADLINE SALE
1PM, 9 SEPTEMBER 2026 (PRIOR OFFERS CONSIDERED)

If easy living and everyday convenience are high on your list, this spacious two bedroom home deserves immediate attention.

Positioned right behind Kamo's shops, cafés and essential services, you can leave the car at home and have everything you need within a remarkably easy walk.

Inside, the home is modern, exceptionally tidy and surprisingly generous. The updated kitchen connects naturally with the open-plan dining and living area, while the updated bathroom includes both a bath and separate shower.

A real standout is the double garage with internal access - a rare and valuable feature in a two bedroom home. There is also a separate carport, providing excellent parking and storage options.



The fully fenced rear yard has been designed for minimal upkeep, with no lawns demanding your weekends. A covered and sheltered barbecue area extends the living outdoors and can be enjoyed whatever the weather.

Set on a 511sqm (more or less) freehold section, this is an excellent choice for retirees, first-home buyers or investors seeking comfort, convenience and very little maintenance.

Offered as a deceased estate, the beneficiaries are ready to sell. Don't let this easy-living opportunity pass you by.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 2, Deposited Plan 538841 as shown on Record of Title 899674
CV	\$670,000
RATES	\$3,627.83
DATE BUILT	1990's
ZONING	Local centre zone and identified flood susceptible area
LAND AREA	511sqm (more or less)
FLOOR AREA	130sqm
BEDROOMS	2
BATHROOMS	1
SEPARATE TOILETS	1
LIVING AREAS	1
PARKING	Double garage with internal access plus separate carport
KITCHEN	Updated kitchen connecting naturally with the open-plan dining and living area
KITCHEN APPLIANCES	Electric stove, rangehood
LAUNDRY	In the garage with direct outdoor access and built-in hanging cupboards
HEATING	Two heat pumps, located in the master bedroom and living area
INSULATION	In ceiling, garage door and walls
WATER HEATING	Electric
ROOF	Tile profile metal
JOINERY	Aluminium
CLADDING	Brick with block wall in the garage
FLOOR	Concrete slab with a mix of tiled and carpeted floor coverings
WATER SOURCE	Mains
WASTE	Mains
INTERNET	Fibre

ADDITIONAL DETAILS

- Positioned directly behind Kamo's shops, cafés and essential services, with everything you need just an easy walk away
- Fully fenced, low-maintenance rear yard with no lawns to maintain
- Covered, sheltered barbecue area extending the living outdoors for year-round enjoyment

CHATTELS

- Auto garage door + x1 remote
- Window treatments
- Clothesline
- Electric stove
- Extractor fan
- Fixed floor coverings
- Garden shed x1
- Heated towel rail x1
- Heat pump x2 + x2 remotes
- Light fittings
- Rangehood
- Pergola with cedar blinds
- Ceiling fans x3

DISCLOSURES

- The adjoining sections are owned by Kāinga Ora
- The property experienced flooding in 2020, following which insurance claims were made for replacement of the kitchen and bathroom including carpet, tiles and Gib. The vendors advise there have been no further flooding issues since
- This property is being sold as part of a deceased estate and is offered with limited liability. Purchasers are advised to undertake their own due diligence and satisfy themselves as to the condition and suitability of the property

LIM REPORT

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

The LIM includes copies of the following Building Permits issued in relation to the property:

Information, **DATE GOES HERE**

Information, **DATE GOES HERE**

Information, **DATE GOES HERE**

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

Information, **DATE GOES HERE**

Information, **DATE GOES HERE**

Information, **DATE GOES HERE**

Please note, a Code Compliance Certificate (CCC) is NOT required for works subject to a Building Permit. Building Permits were issued up until 1993, prior to the Building Act 1991 coming into effect.

Building 'Permits' were subsequently replaced with 'Building Consents' by the Building Act. Building Consents introduced the CCC as formal confirmation that all building works have been completed in accordance with the consented documents



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











“

The fully fenced rear yard has been designed for minimal upkeep, with no lawns demanding your weekends

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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.

NOTES



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