



Price:	By Negotiation
Certificate Of Title:	NA116C/817
Legal Description:	Lot 20, DP186241
Capital Value:	\$730,000 (2024)
Rates:	\$3,610.85
Land Area:	663 m2 (more or less)
Building Area :	180 m2 (more or less)
Age:	Circa 1990's
Exterior:	Brick Veneer
Roof:	Tile profile - Iron
Joinery:	Aluminium - partially double glazed
Living Areas:	Lounge open plan with Conservatory
Bedrooms:	Four
Main bathroom:	Bath, Shower, Vanity
Toilet:	Separate
Garaging:	Double - with internal access
Views:	Urban
Services:	Town water & sewage
Zoning:	Medium density residential zone Refer to wdc.govtnz-giz maps for further details

Chattels: Auto garage door & 3 remotes, window treatments, clothesline, fixed floor coverings, light fittings, electric stove, range hood, bathroom extractor fan, heated towel rail x1, heat pump & 1 remote, garden shed, screen doors x3.

Council records indicate this property is situated in a low landslide susceptibility zone and mine zone 3

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://lwww.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 10 Elm Place ...

Instantly appealing from the curb, this lovingly maintained home offers the gold standard in low-maintenance living with its classic brick-and-tile construction. Designed to maximize your weekends, the grounds are easy-care, with the potential of a productive vegetable garden, and dedicated private rear parking to securely tuck away the boat or caravan.

Inside, meticulous care and thoughtful design shine through every room. Storage is exceptionally generous throughout, complemented by additional built-in cabinetry in the spacious double garage. The neat, classic kitchen features a corner pantry to keep your benchtops clutter-free, while the practical layout features a full family bathroom with a separate bath and shower, plus a standalone toilet room.

The crown jewel of the home is the sun-drenched conservatory—a warm, light-filled sanctuary perfectly positioned to capture the sun, creating an inviting spot for your morning tea or afternoon coffee.

Quietly nestled in a highly desirable Tikipunga cul-de-sac, 10 Elm Place delivers an effortless, comfortable lifestyle where all the hard work has already been done for you.

663m ² 4 1 1 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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10 ELM PLACE

TIKIPUNGA



BY NEGOTIATION

Proudly Marketed by the Olive Tree team

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