



PROPERTY BROCHURE

14 Kauika Road, AVENUES



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REAL ESTATE





CHARMING 3-BEDROOM CHARACTER HOME IN THE HEART OF THE AVENUES!

14 Kauika Road , AVENUES



3



1



108 m²



400 m²

To be auctioned on Saturday 26th September at 1pm onsite. Contact Jenny Martin for further details.

Positioned in the sought-after Avenues, 14 Kauika Road is an early-1930s New Zealand weatherboard bungalow with an English cottage / Arts-and-Crafts influence. This property presents a fantastic opportunity to secure a well-located home in one of Whangarei's most convenient neighbourhoods. Whether you are a first-home buyer, renovator or investor, this property offers affordability, practicality, and lifestyle appeal.

Inside, you will find three well-proportioned bedrooms true to the age of the property and a functional bathroom with a separate toilet and laundry space, creating an easy-care layout suited to families, couples, or tenants alike. There is plenty of scope here to add your own personal flair and touches and make it truly your own.

Features at a glance:

- Good sized flat section; fully fenced
- All day sun
- High ceilings
- Heat pump and insulation
- Large bedrooms
- French doors from lounge/living space leading to outdoor area

Set in a popular location close to local amenities, schools, shops, and Whangarei's CBD, this address is all about everyday convenience. Enjoy the benefits of living in a central area while still having a place to come home and relax.

If you have been searching for an affordable period home in a desirable location, this is an opportunity not to be missed.

LEGALS & CONSTRUCTION

Land Area	400 m ²
Floor Area	108 m ²
Tenure	Freehold title
Rateable Value	\$530,000
Land Value	\$280,000
Improvements Value	\$250,000
Rates	\$3,237.21
Council Zone	Residential 9A
Technical Category	RD193B
School Zoning	Whangarei schools
Year Built	1930s
Exterior	Timber weatherboard cladding
Roof	Profiled metal

CHATELS

- Window treatments
- oven
- bathroom extractor fan
- fixed floor coverings
- heated towel rail x 1
- heat pumps x 1 and 1 remote
- light fittings
- smoke detectors
- free-standing wardrobe

DISCLOSURES

- Dishwasher- as is
- No oven light and back RHS oven element not working,
- Old stove - for show only
- Freplace not in working order
- HNZ properties further down Kauika Rd
- LIM and recent builders report available

Statement of passing over information – This information has been supplied by the Vendor or the vendor's agents. Accordingly, Dwell Real Estate - Ownly Limited licensed (REA 2008) is merely passing over the information as supplied to us by the vendor or vendors agents. We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intended purchasers are advised to conduct their own due diligence investigation into the same.

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**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**
**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **725314**
Land Registration District **North Auckland**
Date Issued 27 October 2017

Prior References

89365 NA68C/836

Estate Fee Simple
Area 401 square metres more or less
Legal Description Lot 1 Deposited Plan 494949
Registered Owners
Amy Kate Howse as to a 1/2 share
Jason Kenneth Herdman as to a 1/2 share

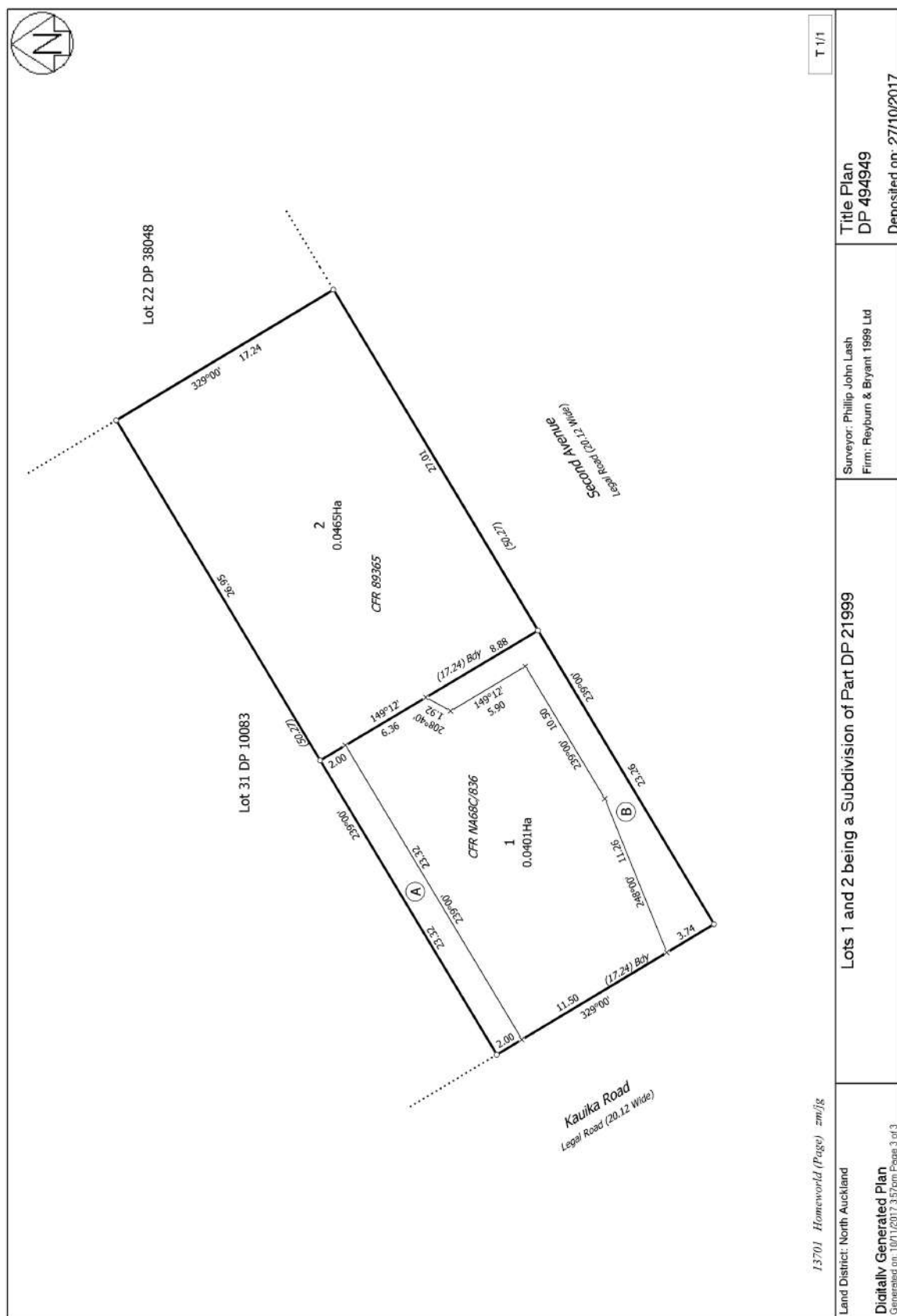
Interests

Subject to a right to drain water over parts marked A & B and a right to drain sewage over part marked B, both on DP

494949 created by Easement Instrument 10366217.8 - 27.10.2017 at 3:59 pm

Some of the easements created by Easement Instrument 10366217.8 are subject to Section 243 (a) Resource Management Act 1991 (see DP 494949)

13114028.4 Mortgage to ANZ Bank New Zealand Limited - 4.11.2024 at 2:38 pm





Jenny Martin

Real Estate Specialist & Property Matchmaker
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With over a decade of proven success selling over 500 properties across Whangarei, I am proud to introduce Dwell Real Estate; a boutique, bespoke agency powered by genuine connection and modern strategy.

I understand that your home represents more than just an investment; it's where your life unfolds. I am vendor focused, I will listen to your needs and work with you every step of the way. I treat every property as if it were my own, combining local knowledge, strategic marketing, and genuine care to achieve exceptional results.

When you work with me, you get experience, honesty, and results that speak for themselves. Let's position your property to shine because your home deserves to stand out in the market.

If you are considering selling, I would love to chat!



Scan to request market price updates

Sell Smart, Dwell Better



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