



596 Waikare Road,
Te Kauwhata

FUSION
REAL ESTATE



Your Ultimate Hunting and Farming Playground

- Approx. 221.36 hectares
- 3-bedroom dwelling
- An array of fruit trees, peach, plums, pears, orange and mandarines
- Spectacular Lake Waikare views
- Grazing land combined with hill country and bush
- Wool shed
- Natural rock outcrops
- 4-bay farm/implement shed
- Cattle yards
- Stock water from three springs
- Established internal electric fencing
- An abundance of wildlife, including deer and pigs
- Tracks and access throughout the property
- 2 Points of entry
- A genuine mix of farming, hunting and recreational potential















LEGALS

Land area	221.3765 Ha
Floor area	90m ²
Tenure	Owner Occupied
Rateable value	\$1,800,000
Land value	\$1,410,000
Improvements value	\$390,000
Rates:	
District	\$4,957.99
Regional	\$1,256.52



ENERGY

Heating	Woodfire
Water Heating	Electric
Windows	single glazed



CONSTRUCTION

Year built	1981
Exterior	Fibre Cement
Roof	Longrun steal

CURRENT LIVESTOCK/GAME

Beef
Bulls
Sheep
Pigs

Turkey
Possum
Pecock
Pheasant
Duck
Geese
Goats
Rabbits/Hares



WATER

1 x 25,000L Tank Main Dwelling

1 x 30,000L Tank - 4 Bay Farm Shed

Gravity Fed - 3 Springs

FENCING

7 Wire boundary fence with single hot wire

6 wire internal fence with single hot wire

ENERGY

3 phase power - woolshed

Double Garage with power

No Power in 4 bay farmshed

Smart meter in woolshed

LAND

Mix of flat and steeply contoured land

Nil Fertiliser

Grazing land

15 Paddocks

6 Holding Paddocks

INFRASTRUCTURE

4 bay farm shed

Wool Shed

Implement Shed

Dwelling with Double garage

Stock yard

WHAT NEXT?

So, you've found a home you love—what happens now? Here's a simple guide to help you secure the property while completing your checks:

1 SUBMIT AN OFFER WITH CONDITIONS

To ensure the property is reserved for you while you do your due diligence, you'll need to submit a conditional offer. This means your offer is subject to certain checks being completed to your satisfaction before proceeding. Common conditions include:

- Finance Approval – Confirming your lending with the bank
- Building Inspection – Checking the home's structure and condition
- LIM Report Review – Ensuring there are no council issues
- Solicitor's Approval – Having your lawyer review the contract and title



No money is paid at this stage—the deposit is only required once your conditions are met and the contract becomes unconditional.

2 COMPLETE YOUR DUE DILIGENCE

Once your offer is accepted, you will have an agreed timeframe (e.g., 10-15 working days) to complete your checks. During this time, you should:

- Arrange a building inspection
- Review the LIM report and title
- Finalise finance with your bank
- Seek legal advice and review any concerns

3 CONFIRM YOUR CONDITIONS

If everything checks out, you confirm your conditions, and your offer becomes unconditional—meaning the purchase is locked in. If there are any major issues, we can discuss your options, including negotiating further or withdrawing if necessary.

4 PAY THE DEPOSIT & PREPARE FOR SETTLEMENT

Once your offer is unconditional, the agreed deposit is paid, and your solicitor will guide you through the final legal steps. The home is now officially yours, and we'll assist you in preparing for settlement and key handover!



Need Help?

I'm here to guide you through each step—let's get you closer to securing your new home!

LOCAL INFO

Mortgage Broker

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Lawyer

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FUSION TEAM



Aidan Picot – Proven Results, Real Success

Aidan Picot has built his reputation on delivering outstanding results in real estate. Recognised as a Top Salesperson multiple times and awarded Rising Star of the Northern Region on several occasions, Aidan's track record speaks for itself.

With a background at one of New Zealand's leading agencies, his dedication, work ethic, and ability to connect with people have consistently set him apart. From achieving strong sales prices to guiding first-time buyers into their homes, Aidan knows how to get results while keeping the process smooth and stress-free.

Now proudly part of the Fusion team in Te Kauwhata, Aidan combines local knowledge with proven experience to achieve the best possible outcome for every client.



Driving Fusion Real Estate's rapid growth as one of the region's leading independent agencies

As the owner of Fusion Real Estate, Kirsten Anderson has built one of Te Kauwhata's most successful independent agencies, driving dozens of sales every year across residential and lifestyle properties. Her relentless work ethic and commitment to excellence have positioned Fusion as a trusted local leader with a reputation for powerful marketing campaigns and record-breaking results.

Kirsten's high-performance approach has consistently delivered: from fast, premium-price sales to strategic negotiations that secure top outcomes, even in tough markets. Her ability to problem-solve, adapt, and push harder than most ensures her clients don't just sell — they achieve results beyond expectation.

She combines proven sales achievements with sharp marketing strategies and tireless energy, setting a new benchmark for results in the region.



Let's make it happen.

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