

# PROPERTY BROCHURE

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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

ENQUIRIES OVER \$495,000



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

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|                    |                                                                                |
|--------------------|--------------------------------------------------------------------------------|
| 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

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- 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

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- 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

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- 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
- A second toilet has been installed within the garage. This installation is not reflected in the LIM report, and no building consent has been issued for the works.
- 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

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A Land Information Memorandum (LIM) Report obtained from the Whangārei District Council on **24 August 2026** is available to download at [ownrealestate.co.nz](http://ownrealestate.co.nz).

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

Building Permit:

- Building of a Proposed Additional Dwelling, **Issued – 12/02/1992**

Building Consent Exemption:

- BX2000091 – Repair Damage Due to Flooding – Internal Wall Linings, Insulation and Wet Area Lining Replacement, **Granted – 16/09/2020**

This property is known to contain/or is in the vicinity of Archaeological site

- Q06/669 – Military (non-Maori) Camp Home Guard Kamo Hall

Please note, any future development, including building consents, will be notified to Heritage New Zealand

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





# PHOTO GALLERY

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“

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

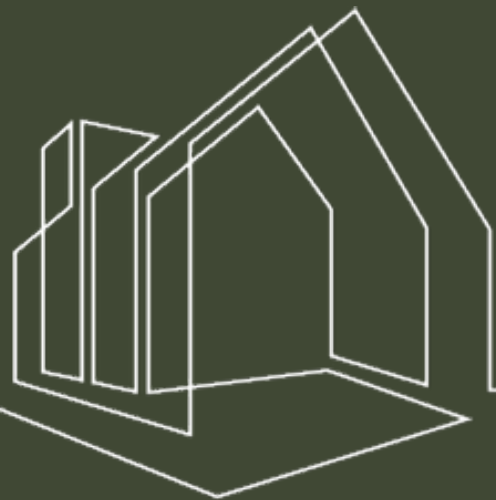
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Strongly focused on being at the top of their game, Sue and Damien have been driven to elevate their success and launch OWN Real Estate - a venture embodying their vision for a more personalised, client-focused approach. By stepping away from the constraints 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.



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