



TE KAMO

Welcome to 61A Great North Road ...

It's a beauty - this property is so good but you need to get inside - even though you may feel its not "pretty" from the road, you will be surprised once you step inside as I think you will feel right at home.

First home buyers and investors, you need to get inside this well presented, three-bedroom property which has just undergone a stunning glow-up, leaving you with next to nothing to do but move in, and decide where you want to place your furniture. Freshly painted both inside and out, topped off with brand-new carpet and stylish window dressings, near new roof and so much more, this home feels crisp, fresh, and incredibly welcoming.

The spacious main bedroom and ensuite are privately positioned at one end of the home, offering a retreat from the living area positioned at the other. The other two bedrooms are of good size and the bonus of having two bathrooms is fantastic.

A compact section means you won't be spending your Saturdays chained to a lawnmower. , yet it's the perfect size for those who want just enough space to fence off for the kids and dog plus option to get creative with some landscaping and/or a few feature pots.

Now the hard work is officially finished—it's time to make this place yours. Motivated vendors say bring us a fair offer. Selling under CV \$560,000

97m ² 3 2 2 1



Price:	\$540,000
Certificate Of Title:	701764
Legal Description:	Lot 1, DP488784
Capital Value:	\$560,000 (2024)
Rates:	\$3,491.97
Land Area:	516 m2 (more or less)
Building Area :	97 m2 (more or less)
Age:	Relocated onsite 2014
Exterior:	Fibre Cement Boards
Roof:	Iron/Steel
Joinery:	Aluminium
Living Areas:	Open plan with dining
Bedrooms:	Three double bedrooms
Main bathroom:	Shower, vanity & toilet
Ensuite:	Shower, vanity & toilet
Toilet:	In bathroom
Garaging:	Stand alone double garage with auto opener
Views:	Urban
Services:	Town water & sewage
Zoning:	General Residential Zone
	Refer to wdc.govtnz-giz maps for further details

Chattels: Auto garage door opener & 1 remote, window treatments, fixed floor covering, light fittings, electric stove, rangehood, heat pump & 1 remote, bathroom extractor fan x2, smoke detectors, clothesline.

Council records indicate this property is situated in a low landslide susceptibility zone, stormwater catchment & flood area.

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://www.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.





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 reoch 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 Inury	
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

- Pauline Dinsdale

021 344 866
- Lisa Struneski

021 646 768
- Angela Quenault

027 437 5295
- Lana Cottle

027 435 6575



61A GREAT NORTH ROAD

TE KAMO



~~\$545,000~~

\$540,000

Proudly Marketed by the Olive Tree team

- Office

027 435 6575
09 435 6575
- Email

connect@olivetreeproperty.co.nz
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MORE DETAILS

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