

PROPERTY BROCHURE



25 MOUNTAIN VIEW ROAD, HIKURANGI

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

25 MOUNTAIN VIEW ROAD, HIKURANGI

CLASSIC KIWI LIFESTYLE...



LINES ARE INDICATIVE ONLY



3.7138
HA



240
SQM



3



2



3



2

ASKING PRICE \$899,000

Set in a remarkably private position, this classic 1970s brick home is the sort of property buyers often hope still exists - solidly built, generously proportioned and sitting on 3.7ha of usable lifestyle land.

The home offers approximately 240sqm of floor area, with three bedrooms, spacious living and wide rural outlooks. Downstairs, a large lower-level rumpus opens up real flexibility - use it as a second living area, guest space, teenage retreat, hobby room or additional accommodation, subject to your own plans and requirements.

This is not a polished showpiece. It is a rough diamond - honest, substantial and full of upside. The bones are here, the setting is superb, and the next owner has the opportunity to modernise, refine and create something genuinely special.



The land adds the real lifestyle credibility. A huge shed with three-phase power, seven paddocks, cattle yards, bore and rain water supply, a spring-fed dam and even a small spring-fed waterfall give the property both practicality and character. With grazing, established shelter and areas of pines, that could create an income, it has that old-school Kiwi lifestyle feel that is increasingly hard to replace.

For buyers wanting privacy, land, infrastructure and potential without starting from scratch, this is a serious opportunity.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	LOT 2 DP 467304 shown on certificate of title 625367
CV	\$1,025,000 (2025/2026)
RATES	\$2,729.62
DATE BUILT	1970s
LAND AREA	3.7138ha (more or less)
FLOOR AREA	272sqm (more or less)
BEDROOMS	3 upstairs, plus downstairs options
BATHROOMS	Three
SEPARATE TOILETS	Downstairs
LIVING AREAS	Two - Upstairs & downstairs
PARKING	Double garage & large shed
KITCHEN	Large kitchen with walk-in pantry upstairs & Kitchenette downstairs
KITCHEN APPLIANCES	Gas hob - 2kg bottle, Electric hob downstairs, Wall oven, Dishwasher, and Rangehood
LAUNDRY	Separate
HEATING	Wood burner (Kent brand) & heat pump in lounge
INSULATION	Pink Batts in the ceiling
WATER HEATING	Electric hot water cylinder in airing cupboard in kitchen Small cylinder in laundry cupboard by the sink
ROOF	Painted corrugated iron
JOINERY	Aluminium
CLADDING	Predominantly brick, pressed fibre cement sheet & block base
FLOOR	Concrete Unispan floor between the levels & concrete base
WATER SOURCE	• Large water tank - 25,000L, new in 2026 • Tank located beside the shed • Water is pumped to a smaller tank on the western hill behind the house • From the smaller tank, water is gravity-fed to the house
WASTE	Septic system, located on southern area behind the house last cleaned autumn 2026
INTERNET	Fibre
BORE	Pump has not been used for a while. Is located in paddock behind the shed

ADDITIONAL DETAILS

- Smoke house and fish bench
- Cattle yards at entry to the property
- Paddocks: 7
- Run approximately 4 steers
- 4 troughs, 2 are doubles
- **Shed:** Re-roofed autumn 2026, Water tap outside, 3-phase power, Concrete floor, Corrugated iron cladding, 18.5mx5.5m (approximately)
- Small woodshed opposite garage
- Chicken house
- Small hay shed
- **Dam:** Spring in the bush feeds the dam on the southern side. Another spring is located on the northern side with a small waterfall
- **Pine trees:** About 24 years old - Potential income

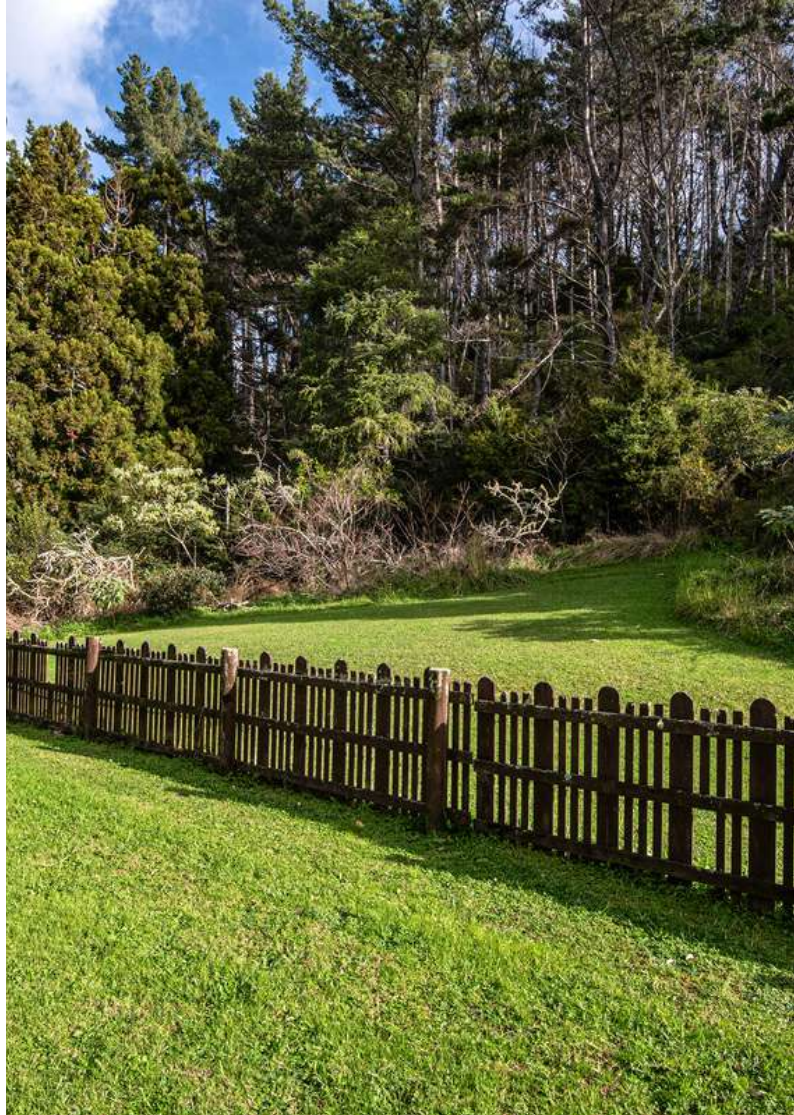
CHATELS

- | | |
|--------------------------------------|---------------------------|
| • Auto garage doors x2 | • Fixed floor coverings |
| • 2 remotes | • Heat pump and 1x remote |
| • Window treatments | • Bathroom wall heater |
| • Clothesline | • Light fittings |
| • Dishwasher | • Smoke detectors |
| • Electric oven | • Water pump in the shed |
| • Gas hob | • Bore - as is, where is |
| • Rangehood | |
| • Extractor fan in upstairs bathroom | |

DISCLOSURES

- Bore pump is "as is, where is" and may need maintenance
- Small amount of water ingress from high-pressure water blasting in downstairs toilet and around the chimney. The affected areas have been repaired by the Vendor
- Downstairs ranch slider will need new rollers
- Property is located in a Mining hazard area 2 - See WDC maps

PHOTO GALLERY









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BOUNDARY MAP



LINES ARE INDICATIVE ONLY
SOURCE: WDC GIS MAPS



SUE MAICH & DAMIEN DAVIS

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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