

MAUNGATAPERE

Welcome to 4 Kara Road ...

This 1.7-hectare (more or less) lifestyle property combines gentle, rolling land, rich volcanic soil, and a home built to handle real life.

Elevated to capture sweeping country views across your own paddocks and out to the surrounding hills, the home is light, open, and practical. Up on the main level, the open-plan kitchen and living space flows seamlessly onto a sunny, wrap-around deck. This level also includes three bedrooms and two bathrooms, featuring a master suite complete with an ensuite and walk-through wardrobe, while two heat pumps and a cozy wood burner keep the temperature just right year-round. Downstairs on the ground level, you'll find 2 bonus rooms, both with their own exterior entrances. It's a brilliant setup for running a business from home, giving teens their own retreat, or accommodating extended family and guests.

Beyond the main residence, the property offers fantastic infrastructure and room to grow. If you've got big toys or need a serious workspace, the massive shed delivers with dual front doors, an expansive rear area, and plenty of power for boats, classic cars, tractors, or a full workshop setup. Tucked behind the house, a dedicated paddock planted with fruit trees takes full advantage of the fertile volcanic soil, giving you a head start on building your own self-sufficient food forest.

The land itself is fenced into six manageable paddocks, making it ready to go for horses, cattle, or sheep.

With all the essential practicalities already sorted—including a reliable bore water supply, dedicated stockyards, a head bale, and a loading ramp—this is a complete country setup.

160m 2 3 + 2 3 2







Price:	$949,000
Certificate Of Title:	426047
Legal Description:	Lot 1, DP407393
Capital Value:	$970,000 (2024)
Rates:	$3,293.35 pa
Land Area:	1.6917 hectares (more or less)
Building Area :	160 m2 (more or less)
Age:	Circa 1980's
Exterior:	Wood cladding
Roof:	Iron
Joinery:	Aluminium
Living Areas:	2 - lounge up + rumpus area & small office ground level
Bedrooms:	3 bedroom upstairs
Main bathroom:	Shower, bath & vanity
Ensuite:	Shower, vanity & toilet
Toilet:	In bathroom
Garaging:	Separate three car garaging with power + carport
Views:	Rural
Services:	Tank water and bore & septic tank sewage
Zoning:	Rural Production Zone Refer to wdc.govtnz-giz maps for further details
Chattels:	Window treatments, light fittings, fixed floor coverings, electric hob, underbench oven, dishwasher, rangehood, extractor fan in bathroom, heated towel rail x2, heatpump x2, ventilation system, smoke detector.

Council records indicate this property is situated in a low/medium landslide susceptibility zone.

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:/lwww.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 ra ils 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

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