PROPERTY BROCHURE

29 LAURIES DRIVE, KAURI

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

29 LAURIES DRIVE, KAURI

BIG VIEWS.
BIGGER SHED...

1.1730 HA	109 SQM	3	1	2	4

PRICE BY NEGOTIATION

If your wish list includes a near-new home, room to breathe and a shed that may cause serious envy, this could be the one.

Set across 1.173 hectares, the home enjoys a sunny north-facing position with wide rural views and natural light pouring into the open-plan living area. The kitchen is fresh and functional, while generous glazing keeps the surrounding countryside firmly in the picture.

There are three bedrooms, including a comfortable main bedroom with ensuite, and an easy connection outdoors to the expansive deck. It is a superb spot for long lunches, evening drinks or simply sitting back and appreciating just how close to town you still are.

The land adds another layer of interest, with attractive established planting and a natural spring located within the property boundary.

Then there is the shed. Five bays. Yes, five. Whether your interests involve cars, machinery, a serious collection of tools or hobbies that have quietly taken over the garage, there is space here to accommodate them. It may also suit a home-based enterprise or business use, subject to any necessary approvals.

The setting feels distinctly rural, yet a supermarket, cafes, restaurants and shops are only minutes away - giving you the outlook and space of country living without turning a forgotten bottle of milk into a road trip.

Modern, sunny and refreshingly versatile, this is lifestyle living with a very practical advantage. Come for the view, stay for the shed.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 1, DP 572381 as shown on Record of Title 1226843
CV	$805,000
RATES	$2,908.58
DATE BUILT	Built by Sunshine Homes in 2023. CCC Issued 2024
ZONING	Future urban zone
LAND AREA	1.1730ha (more or less)
FLOOR AREA	109sqm (more or less)
BEDROOMS	Three
BATHROOMS	Two
LIVING AREAS	One
PARKING	Ample off-street parking plus large shed
SHED	7m x 18m steel shed (timber frame). 5 bays with 4 doors (one auto door). Has power and water Wired for generator (not included). Shed power can be measured separately but does not have its own meter Originally a 3 bay shed - extended by current owner (completed by Guyco construction in 2019)
KITCHEN APPLIANCES	Bosch – dishwasher, gas hob, electric oven and rangehood
LAUNDRY	At entrance in cupboard
HEATING	1x Heat pump in lounge
INSULATION	Walls, ceiling and underfloor
WATER HEATING	Gas califont on south side of home. 2x 45kg rented bottles
ROOF	Coloursteel
JOINERY	Double glazed aluminium
CLADDING	Palliside (PVC weatherboards)
FLOOR	Carpet in bedrooms Vinyl planking in lounge and bathrooms
WATER SOURCE	Rain collection 2x 30,000L water tanks - Collected from both the house & shed Natural spring in the bush - with petrol water pump not connected to a tank
WASTE	Clean stream system. Soakage field in front of deck off lounge (planted)
INTERNET	Starlink

ADDITIONAL DETAILS

- Spa and pool - Available to purchase by negotiation
- Shipping container - Available to purchase by negotiation
- 2x Paddocks
- 2x Troughs (fed by house tanks)
- 2x Water pumps - 1 for the house and 1 for the troughs (in pump shed)
- Outside taps supplied by farm pump
- Tanks can be isolated
- Pergola built in 2026

CHATTELS

- Auto garage door x1
- Auto garage door remotes x2
- Window treatments
- Dishwasher
- Electric oven
- Extractor fan x2
- Fixed floor coverings
- Gas califont
- Heated towel rails x2
- Heat pump x1 + 1 remote
- Light fittings
- Rangehood
- Smoke detectors x2

DISCLOSURES

- Pergola above deck does not have consent
- Toilet in the shed does not have consent - waste goes to soakage pit
- Shed is a farm shed - not consented
- A minor leak has been identified in the main bathroom. The affected area of silicone will be repaired prior to settlement
- The small, redundant water tank located on the left-hand side of the first entrance is not currently in use. The tank has a leak at approximately the half-full point. Should the tank be reinstated for use, the leak/crack would require repair, and the tank would otherwise only hold water to approximately half capacity

PHOTO GALLERY

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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

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.

OWN
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