



8 Totara Terrace, Huntly



FIRST HOME. SMART INVESTMENT. YOUR NEXT MOVE.

 4  2  128m²  625m²

Key Features:

- Quiet cul-de-sac location
- Modern, well-presented home
- Light, bright and welcoming interiors
- Open-plan kitchen, dining and living
- Flexible spaces to suit changing lifestyles
- Internal-access garaging
- Easy-care outdoor living
- Ideal for first-home buyers, families or investors
- Close to Lake Hakanoa & Walkway
- Schools and everyday amenities nearby
- Easy access to Huntly town centre
- Quick connection to SH1 / Waikato Expressway
- Convenient commuting towards Hamilton or Auckland
- Low-maintenance, easy-living appeal













LEGALS

Land area	625m ²
Floor area	128m ²
Tenure	Owner Occupied
Rateable value	\$680,000
Land value	\$280,000
Improvements value	\$400,000
Rates:	
District	\$5,357.82
Regional	\$599.40



ENERGY

Heating	Heat pump
Water Heating	Electric
Windows	Aluminum



CONSTRUCTION

Year built	2000-2009
Exterior	Brick
Roof	Tile Profile

WHAT NEXT?

So, you've found a home you love—what happens now? Here's a simple guide to help you secure the property while completing your checks:

1 SUBMIT AN OFFER WITH CONDITIONS

To ensure the property is reserved for you while you do your due diligence, you'll need to submit a conditional offer. This means your offer is subject to certain checks being completed to your satisfaction before proceeding. Common conditions include:

- Finance Approval – Confirming your lending with the bank
- Building Inspection – Checking the home's structure and condition
- LIM Report Review – Ensuring there are no council issues
- Solicitor's Approval – Having your lawyer review the contract and title



No money is paid at this stage—the deposit is only required once your conditions are met and the contract becomes unconditional.

2 COMPLETE YOUR DUE DILIGENCE

Once your offer is accepted, you will have an agreed timeframe (e.g., 10-15 working days) to complete your checks. During this time, you should:

- Arrange a building inspection
- Review the LIM report and title
- Finalise finance with your bank
- Seek legal advice and review any concerns

3 CONFIRM YOUR CONDITIONS

If everything checks out, you confirm your conditions, and your offer becomes unconditional—meaning the purchase is locked in. If there are any major issues, we can discuss your options, including negotiating further or withdrawing if necessary.

4 PAY THE DEPOSIT & PREPARE FOR SETTLEMENT

Once your offer is unconditional, the agreed deposit is paid, and your solicitor will guide you through the final legal steps. The home is now officially yours, and we'll assist you in preparing for settlement and key handover!



Need Help?

I'm here to guide you through each step—let's get you closer to securing your new home!

LOCAL INFO

Mortgage Broker

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Lawyer

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Construction / Contractor

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FUSION TEAM



Real Connections, Real Relationships

Covenant is known for genuine care, a fresh perspective, and a commitment to helping people achieve their property goals. With a calm and understanding approach, Covenant takes the time to listen, support, and guide both buyers and sellers through every step of their real estate journey.

Recognised for consistent results and trusted by clients for her honesty and professionalism, Covenant's success is built on relationships as much as outcomes. She believes real estate is about more than property — it's about people, community, and creating new beginnings.

Now proudly part of the Fusion team in Te Kauwhata, Covenant combines local knowledge, dedication, and a personal touch to ensure every client feels valued, informed, and confident in their decisions.



Let's make it happen.

COVENANT POMATE
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