



155 Hakanoa Street,
Huntly



A Home, A Workshop, A World of Possibility.

 2  1  148m²  1239m²

Key Features:

- Spacious character home with generous, open living
- Light-filled kitchen with excellent cabinetry and practical bench space
- Generous outdoor space for entertaining, gardens, children and pets
- Seriously impressive shedding with extensive workshop, garaging and storage options
- Ideal for tradies, car enthusiasts, collectors, hobbyists or anyone needing serious space
- Additional utility room, bathroom and entertainment area within the shed
- Fantastic potential for a games room, teenagers' retreat, creative studio or work-from-home setup
- Plenty of opportunity to personalise, improve and add value over time
- Convenient to Huntly schools, town centre, Lake Hakanoa and the Waikato Expressway





















LEGALS

Land area	1239m ²
Floor area	148m ²
Tenure	Owner Occupied
Rateable value	\$740,000
Land value	\$340,000
Improvements value	\$400,000
Rates:	
District	\$5,493.76
Regional	\$626.38



ENERGY

Heating	Heat pump
Water Heating	Electric
Windows	Aluminum/Double Glazing



CONSTRUCTION

Year built	1920-1929
Exterior	Wood (incl Weatherboard)
Roof	Steel/G-Iron

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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Building Inspector

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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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