# PROPERTY BROCHURE

## 6 KAYMAHR LANE, MAUNU


SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

6 KAYMAHR LANE, MAUNU

# EXCEPTIONAL IN SCALE, QUALITY & POSITION...

| 2004 SQM | 368 SQM | 4 | 3 | 2 | 1 | 2 |
|---|---|---|---|---|---|---|

DEADLINE SALE
1PM, 21 OCTOBER 2026 (PRIOR OFFERS CONSIDERED)

Set across an impressive 2,004sqm elevated section in one of Maunu's most prestigious residential settings, this substantial 368sqm Landmark home delivers exceptional scale, quality and privacy in a location where premium property is always tightly held.

Completed in 2017 and presented as new, the home is beautifully appointed and generously proportioned throughout. A 2.7-metre stud and considered floorplan enhance the sense of space, with a level of finish and craftsmanship that sets the home apart.

Three separate living areas provide outstanding flexibility, whether entertaining, accommodating family life or simply enjoying the luxury of having room to spread out. The indoor-outdoor connection is equally impressive, with the main living spaces flowing seamlessly to extensive decking and covered outdoor living, complemented by a gorgeous rural outlook.

At the heart of the home, the kitchen is a real highlight, featuring granite benchtops, excellent workspace and a generous scullery that keeps preparation and storage discreetly out of sight.

Four generous bedrooms plus a substantial office, easily large enough to function as a fifth bedroom if required, provide excellent flexibility for family or working from home. The master is a luxurious retreat with a walk-in robe and dressing area, along with a generous ensuite. The proportions continue with a fabulous laundry and expansive garage offering excellent additional storage.

The property enjoys an enviable position in a setting that offers the best of both worlds - the privacy, greenery and outlook of a lifestyle property, while retaining all the convenience of a premium residential address. Close to Whangārei Hospital, respected schools, Sherwood Golf Club, tennis, cafés and everyday amenities, your ultimate lifestyle is assured.

Offered to the market as a genuine sale, this is a rare opportunity to secure a premium property in a coveted Maunu location.

# KEY PROPERTY DETAILS

| | |
|---|---|
| **LEGAL DESCRIPTION** | Lot 10, Deposited Plan 498433 as shown on Record of Title 738144 |
| **CV** | $1,675,000 |
| **RATES** | $3,299.21 |
| **DATE BUILT** | 2017 (Built by Landmark Homes) |
| **ZONING** | Large lot residential zone |
| **LAND AREA** | 2004sqm (more or less) |
| **FLOOR AREA** | 368sqm |
| **BEDROOMS** | Four plus an office |
| **BATHROOMS** | Two |
| **SEPARATE TOILETS** | One |
| **LIVING AREAS** | Three |
| **GARAGE** | Large double garage with storeroom and rear access door for lawnmower/single vehicle |
| **KITCHEN** | Sherwood kitchen showcases granite benchtops, thermal-wrapped cabinetry and a generous scullery complete with sink and dishwasher |
| **KITCHEN APPLIANCES** | Electric oven (Fisher & Paykel), dish drawers x2, rangehood, double refrigerator, combination microwave oven |
| **LAUNDRY** | Separate |
| **HEATING** | Underfloor heating in two of the bathrooms and ducted air conditioning in the living rooms & bedrooms |
| **INSULATION** | Rib raft floor, ceiling and walls |
| **WATER HEATING** | Gas califont |
| **ROOF** | Textured metal tile (sprayed for moss in July 2026) |
| **JOINERY** | Double glazed aluminium (Elite Joinery) |
| **CLADDING** | Linear and brick |
| **FLOOR** | Rib raft concrete foundation with tiles, solid timber and carpet coverings |
| **WATER SOURCE** | 2x 25,000 rain collection water tanks |
| **WASTE** | CleanStream |
| **SECURITY** | Installed and monitored by Sutherland Security |
| **INTERNET** | Fibre |

# ADDITIONAL DETAILS

- Golf course outlook beyond a stand of native trees
- The strip of land between the property and golf course belongs to the adjoining avocado orchard
- Close to Pompallier Catholic College and Maunu Primary School
- Convenient to Maunu Tennis Club, shops and local services
- 2.7-metre stud and considered floorplan enhance the sense of space
- Covered outdoor entertaining area
- Purpleheart hardwood decking
- Continuous spouting with coloursteel barge
- Aluminium front door

# CHATTELS

- Auto garage doors x2 + x2 remotes
- Window treatments
- Central vacuum
- Clothesline
- Dishwasher (x2 dish drawers)
- Electric double ovens x2
- Light fittings
- Induction hob
- Rangehood
- Security system
- Water pump (beside water tank)
- Refrigerator
- Extractor fans x2
- Fixed floor coverings
- Underfloor heating (in x2 bathrooms)
- Heated towel rails x2
- Flyscreen door (in garage)
- Ducted central heat pump + x1 remote
- Gas califont
- Smoke detectors

# DISCLOSURES

- Refrigerator is not plumbed for water; provision is available
- One key operates all external doors

# DEADLINE SALE

**How does a Deadline Sale work?**

A Deadline Sale is a method where a property is marketed without a price, and all offers must be submitted on or before a set deadline date. As a buyer, this means you have time to view the property, complete your due diligence, and prepare your best offer - whether it's conditional or unconditional.

Because both cash and conditional buyers are welcome, there's often strong competition. The aim is to create a multi-offer situation, so it's important to put your best foot forward. Your agent will guide you through the process, but ultimately, the seller will consider all offers submitted by the deadline and choose the one that best suits them.

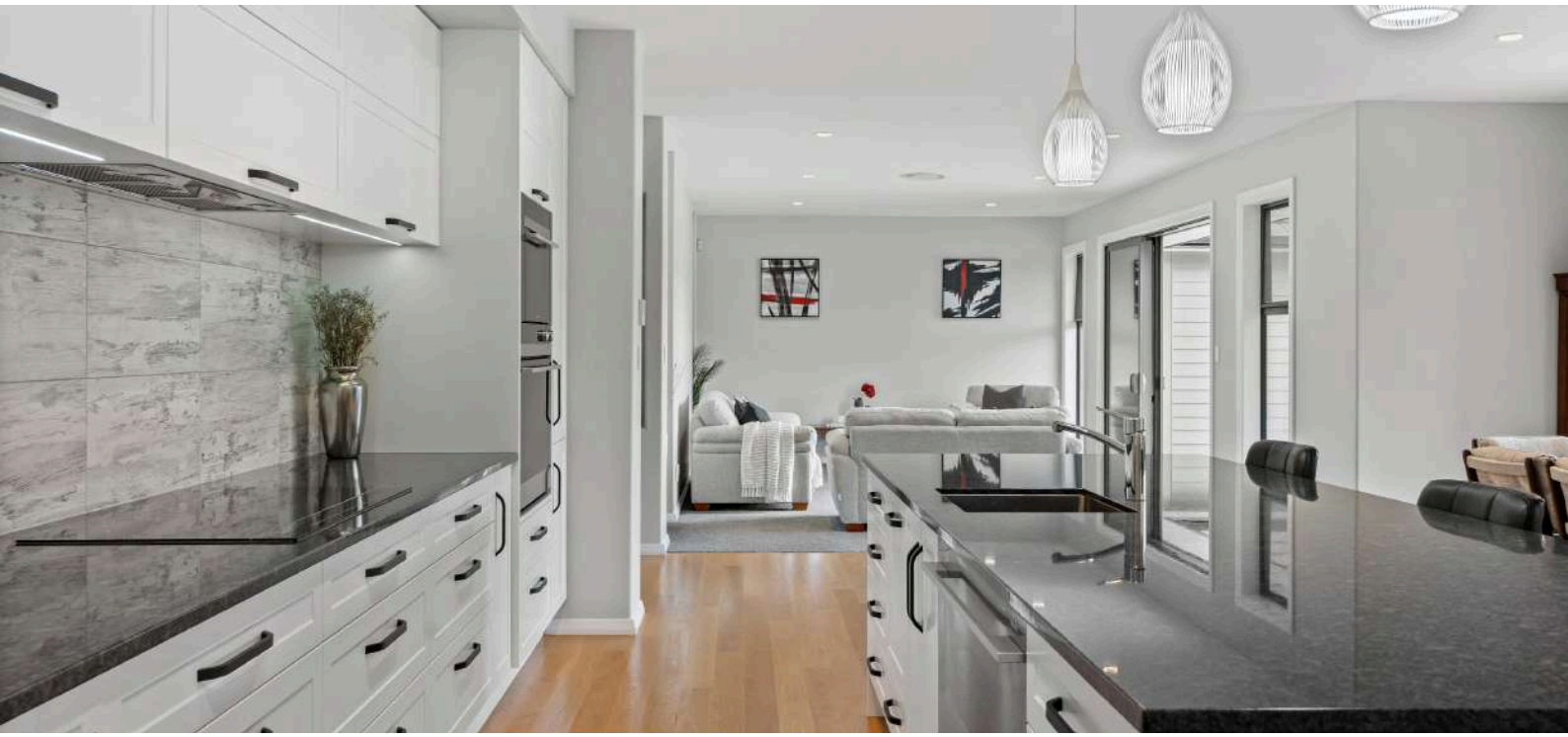
**What is a multiple offer?**

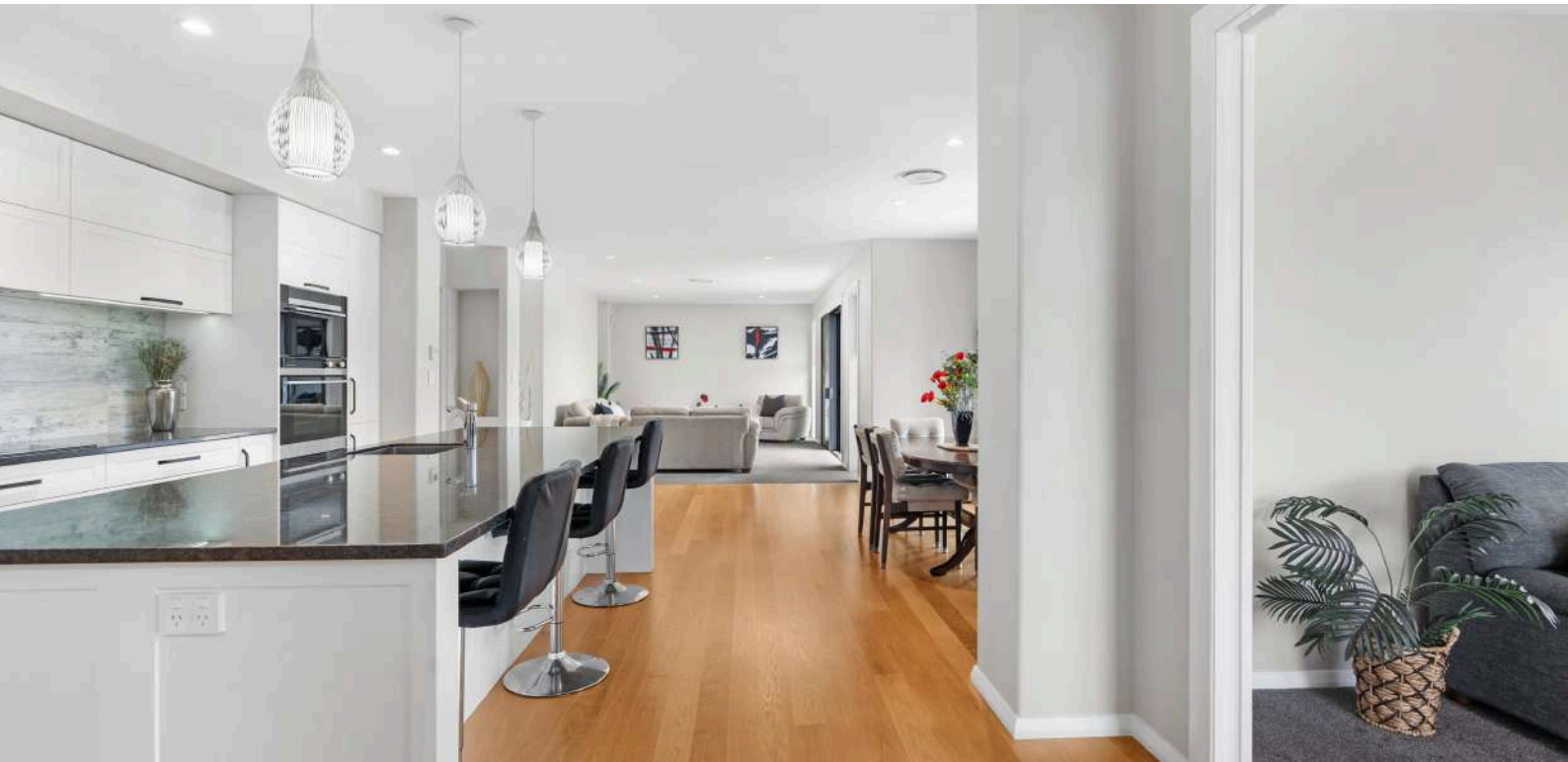
A multiple offer situation occurs when more than one buyer submits an offer at the same time. In this case, all buyers are encouraged to present their strongest offer, as the seller will either accept one or negotiate with a single buyer—excluding others from further negotiation.

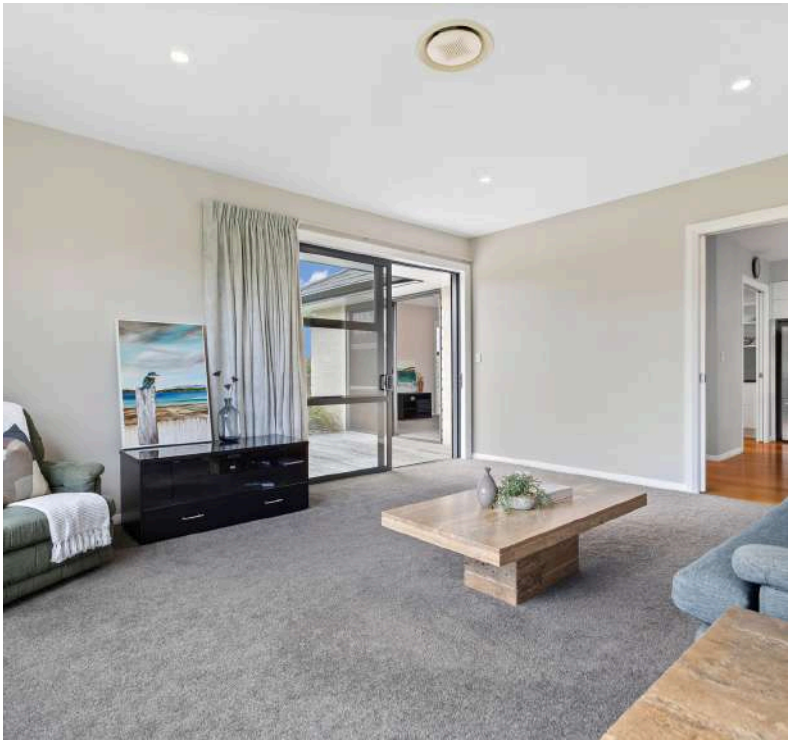
**What does "unless sold prior" mean?**

When a Deadline Sale is advertised with "unless sold prior," it means the seller is open to accepting an offer before the official deadline. If this happens, the agent will notify all interested buyers and invite them to submit their offers, potentially creating a multiple offer scenario earlier than expected. If the seller accepts an unconditional offer, the property is sold immediately. If a conditional offer is accepted, the sale method may shift to "Price by Negotiation" while that contract is in place. As a buyer, it's important to stay in close contact with the agent and be ready to act quickly if you're seriously interested.

# PHOTO GALLERY







“Completed in 2017 and presented as new, the home is beautifully appointed and generously proportioned throughout.”

# 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
REAL ESTATE

SUE MAICH
021793822 | sue@ownrealestate.co.nz

DAMIEN DAVIS
021387345 | damien@ownrealestate.co.nz

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