



Price:	\$849,000
Certificate Of Title:	721095
Legal Description:	Lot 6, DP 493854
Capital Value:	\$840,000 (2024)
Rates:	\$3,865.61 p.a.
Land Area:	612 m2 (more or less)
Building Area :	181 m2 (more or less)
Age:	2017
Exterior:	Brick veneer
Roof:	Concrete tile
Joinery:	Aluminium double-glazing
Living Areas:	Lounge - open plan dining
Bedrooms:	3 double bedrooms
Main bathroom:	Shower, bath and vanity
Ensuite:	Shower, vanity & toilet
Toilet:	Separate toilet with vanity
Garaging:	Double - with internal access
Views:	Urban
Services:	Town water & sewage
Zoning:	Medium Density Residential Zone Refer to wdc.govtnz-giz maps for further details

Chattels: Auto garage door and 2x remotes, window treatments, light fittings, fixed floor coverings, dishwasher, range hood, Gas hob (bottled), electric oven, sink waste disposal, kitchen water filter, bathroom extractor fan x2, heated towel rails x2, heat pump x1 and 1x remote, security system (not used- as is) smoke detectors, clothesline, security camera x2, security screen door x1, satellite dish for t.v.

Council records indicate this property is situated in a low landslide susceptibility zone and mine zone 3.

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.

TIKIPUNGA

Welcome to 14 Wairau Drive ...

Discover this stylishly appointed, easy-care home that lets you enjoy life on your own terms. Designed around freedom, solidly built and intentionally easy to care for.

Inside, the living space feels bright, warm, and natural. It’s an open, welcoming heart of the home where conversations drift easily between the kitchen, the dining table, and the lounge.

Sleek and stylish, the kitchen offers generous counter space and extensive storage, complete with a spacious walk-in pantry. On warm afternoons, open the doors wide and let the day spill outside into a completely secure, private yard. It’s the kind of safe, worry-free space for kids or pets while you put your feet up with a good book.

With three restful bedrooms and two bathrooms, there is plenty of space for family, visiting grandkids or guests. An internal access double garage provides convenience.

For the adventurous, the real magic sits just outside the front door: dedicated, hassle-free parking for your campervan, caravan, or boat. When the open road calls, you can load up in minutes for a weekend along the coast. When you return, just pull into your secure spot and step back into comfort.

On weekdays, everything you need is right on your doorstep– stroll across the road to grab a fresh flat white from the local cafe. Childcare and local schools are just a short walk away, and the shops, supermarket, and amenities at Tikipunga are only minutes down the road.

 181m²

 3

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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 rails 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

- Pauline Dinsdale

021 344 866
- Lisa Struneski

021 646 768
- Angela Quenaul

027 437 5295
- Lana Cottle

027 435 6575



14 WAIRAU DRIVE

TIKIPUNGA



\$849,000

Proudly Marketed by the Olive Tree team

- Office

027 435 6575

09 435 6575
- Email

connect@olivetreeproperty.co.nz
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