# 5 Hugh Greene Lane, TE KAUWHATA

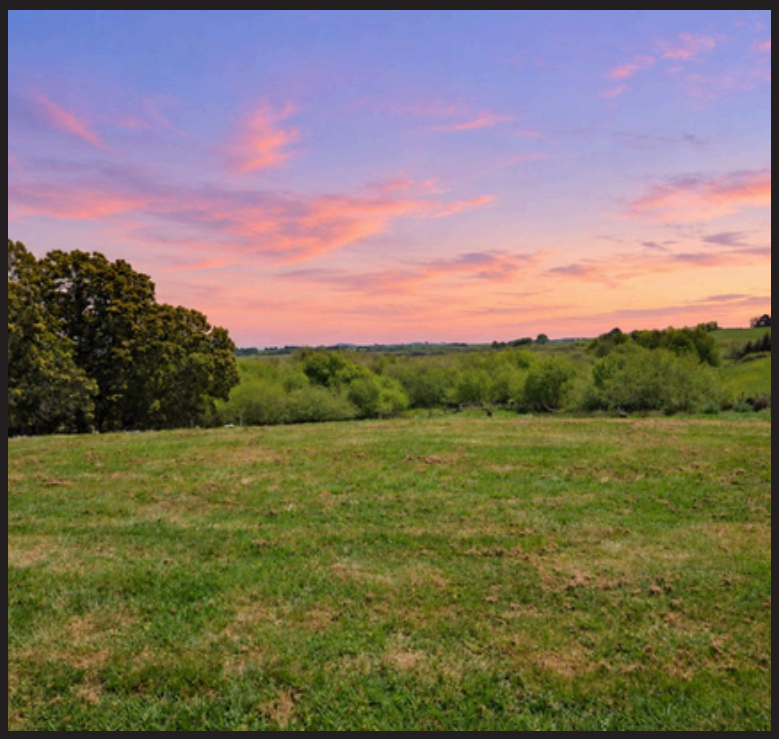
FUSION
REAL ESTATE

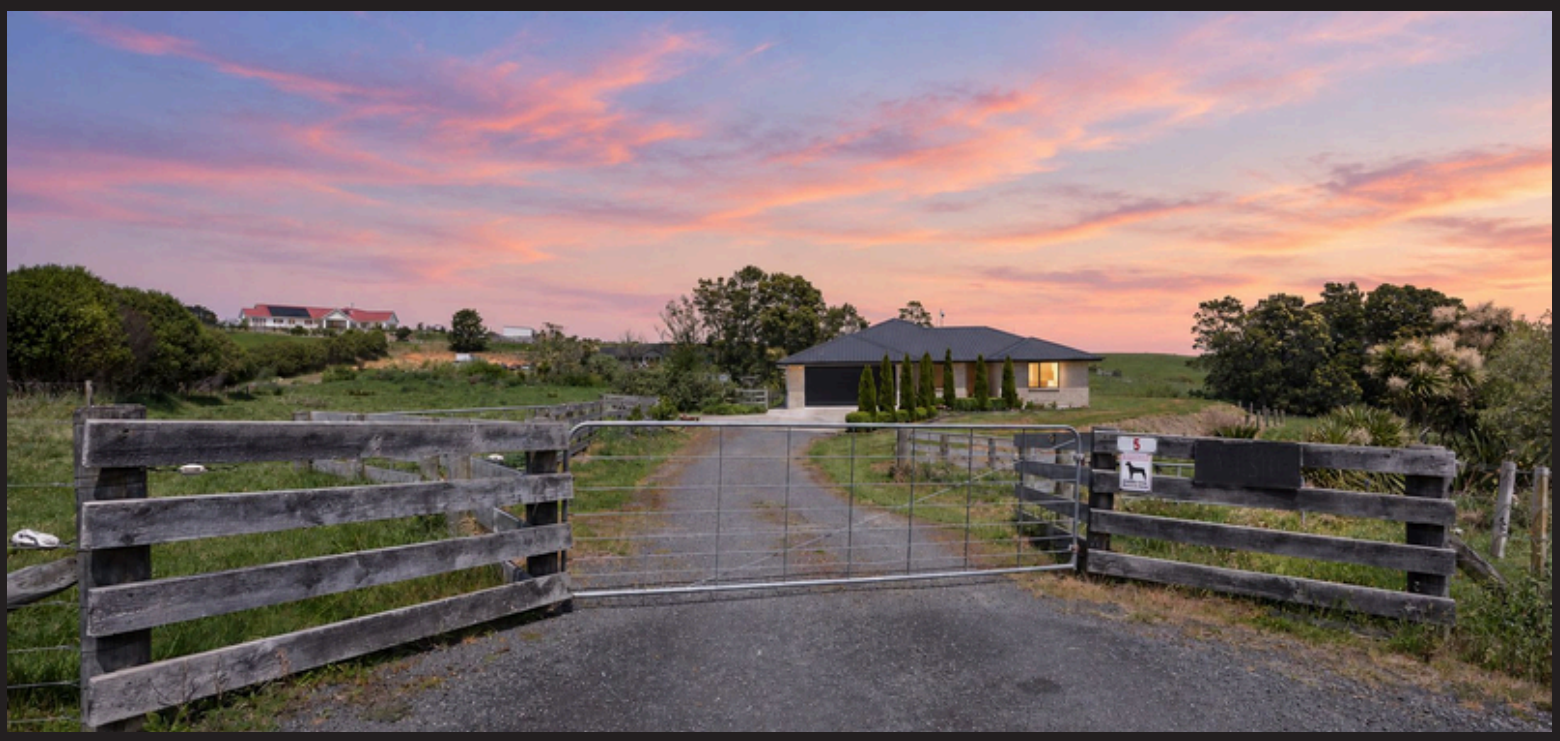
# The Good Life, With Room to Spare.

5 2 246m² 1.15ha

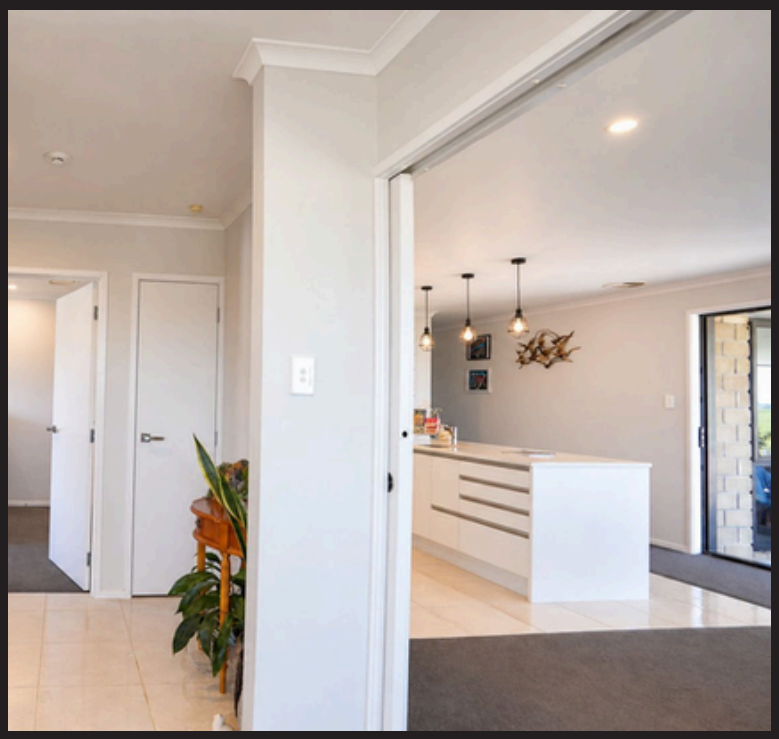
Key Features:

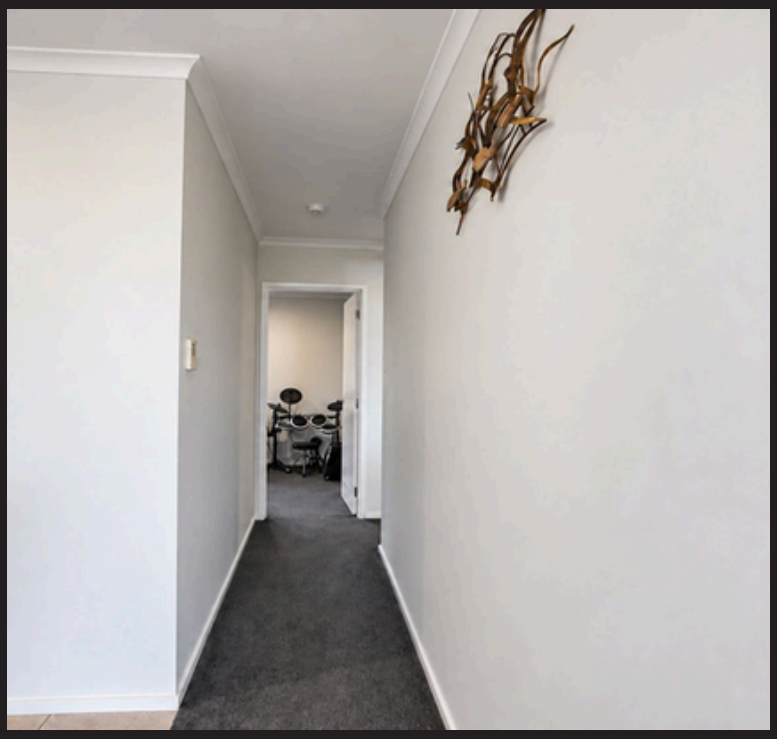
- 1.15 hectares of freehold lifestyle land
- 246sqm single level brick home, built in 2017
- 5 bedrooms or 4 + study
- Two separate lounges plus open plan family kitchen/dining
- Modern kitchen with gas cooking and walk in scullery
- Spacious master with ensuite, walk in robe and outdoor access
- Expansive covered outdoor entertaining area
- Ducted heating and cooling throughout
- Solar panels and double glazing
- Double internal access garage and attic storage



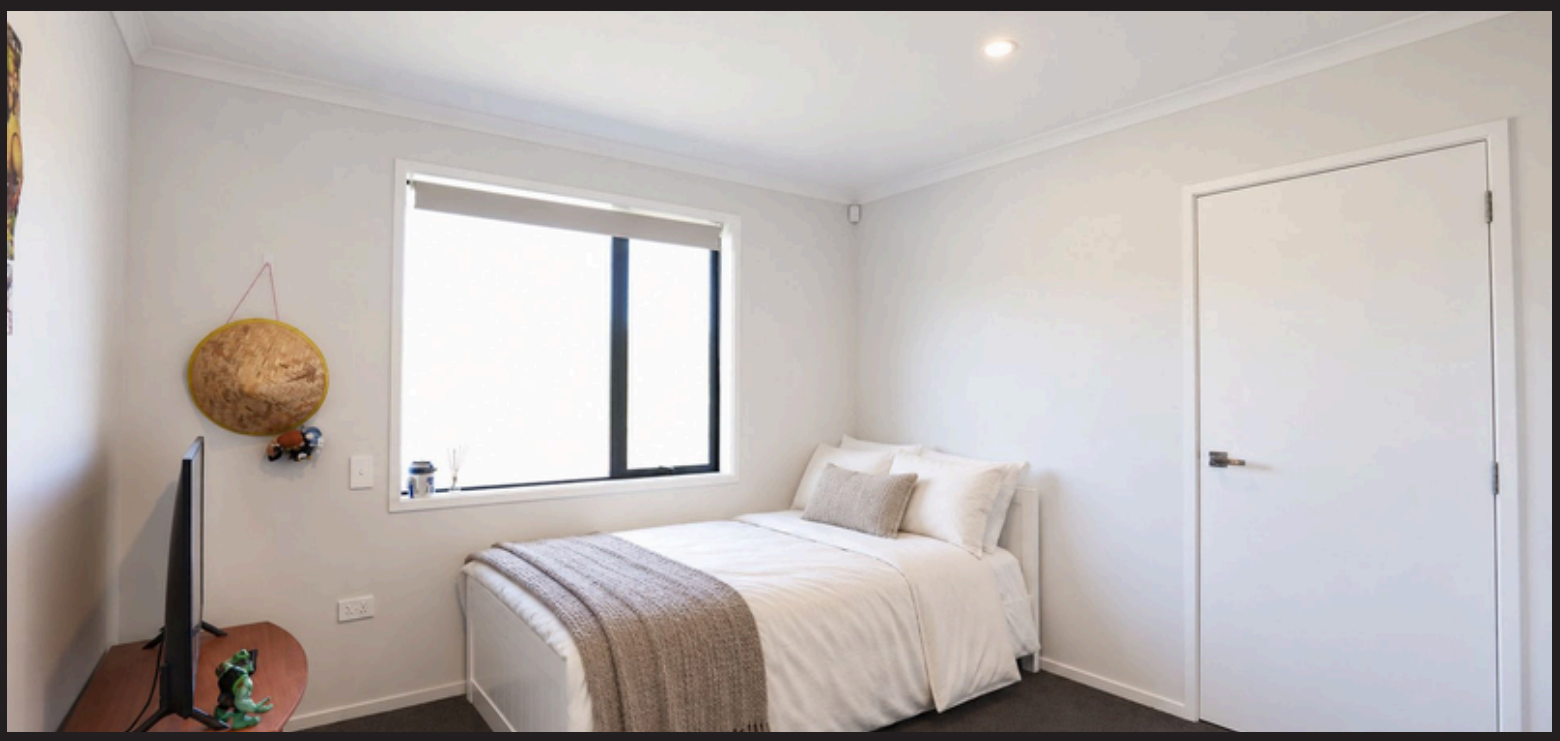


Food Mix
Snacks





Dream



# LEGALS

| | |
|---|---|
| Land area | 1.15 Hectares |
| Floor area | 246m² |
| Tenure | Owner Occupied |
| Rateable value | $1,210,000 |
| Land value | $580,000 |
| Improvements value | $630,000 |
| Rates: | |
| District | $4,215.25 |
| Regional | $678.60 |

# ENERGY

| | |
|---|---|
| Heating | Silent ducted HVAC system |
| Water Heating | Electric |
| Windows | Aluminum - Double Glazing |

# CONSTRUCTION

| | |
|---|---|
| Year built | 2017 |
| Exterior | Brick |
| Roof | Steel/G-Iron |

Boundary lines are indicative or

# 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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Jason
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# FUSION TEAM

Aidan Picot – Proven Results, Real Success

Aidan Picot has built his reputation on delivering outstanding results in real estate. Recognised as a Top Salesperson multiple times and awarded Rising Star of the Northern Region on several occasions, Aidan's track record speaks for itself.

With a background at one of New Zealand's leading agencies, his dedication, work ethic, and ability to connect with people have consistently set him apart. From achieving strong sales prices to guiding first-time buyers into their homes, Aidan knows how to get results while keeping the process smooth and stress-free.

Now proudly part of the Fusion team in Te Kauwhata, Aidan combines local knowledge with proven experience to achieve the best possible outcome for every client.

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Driving Fusion Real Estate's rapid growth as one of the region's leading independent agencies

As the owner of Fusion Real Estate, Kirsten Anderson has built one of Te Kauwhata's most successful independent agencies, driving dozens of sales every year across residential and lifestyle properties. Her relentless work ethic and commitment to excellence have positioned Fusion as a trusted local leader with a reputation for powerful marketing campaigns and record-breaking results.

Kirsten's high-performance approach has consistently delivered: from fast, premium-price sales to strategic negotiations that secure top outcomes, even in tough markets. Her ability to problem-solve, adapt, and push harder than most ensures her clients don't just sell — they achieve results beyond expectation.

She combines proven sales achievements with sharp marketing strategies and tireless energy, setting a new benchmark for results in the region.

# Let’s make it happen.

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