

TE KAMO

Welcome to 7 Lincoln Place ...

Homes on Lincoln Place rarely change hands—and it is easy to see why. Tucked away in a peaceful no-exit street known for its wonderful neighbours and exceptional community feel, this beautifully presented home offers the complete, stress-free family package.

Step inside to bright, light-filled living spaces brimming with personality and warmth. With four spacious bedrooms and two well-appointed bathrooms, there is generous room for everyone.

Best of all, the hard work has already been done: extensive renovations and meticulous, up-to-date maintenance means total peace of mind.

Outdoors, expansive decks wrap around to capture all-day sunshine, looking out over a level, manicured section designed to give you your weekends back.

With a standalone double garage, covered carport, and schools, the bike track, and Kamo Village just a short walk away, this is turnkey family living at its finest.

819m² 4 2 2 1+ 2+







Price:	By Negotiation	
Certificate Of Title:	NA8D/380	
Legal Description:	Lot 5, DP55060	
Capital Value:	$700,000	(2024)
Rates:	$3,865.61	
Land Area:	819 m2	(more or less)
Building Area :	140 m2	(more or less)
Age:	Circa 1966	
Exterior:	Weatherboards	
Roof:	Pressed metal tile over Iron	
Joinery:	Aluminium	
Living Areas:	Lounge - open to Kitchen/Dining	
Bedrooms:	Four double bedrooms	
Main bathroom:	Large corner bath, double vanity, shower	
Ensuite:	Shower, vanity & toilet	
Toilet:	Separate toilet & vanity	
Garaging:	Double garage with power + carport	
Views:	Urban	
Services:	Town water & sewage	
Zoning:	Medium density residential zone Refer to wdc.govtnz-giz maps for further details	
Chattels:	Auto garage door opener & remote, window treatments, light fittings, fixed floor coverings, retractable clothesline, gas mains hob, electric oven, waste disposal, dishwasher, heated towel rail, heat pump & remote, smoke detectors, ventilation system, gas (mains) wall heater in hall, electric wardrobe heater, gas bbq (mains gas) security door screens x2, solar panels and system, microwave	

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

Any building constructed, altered or refurbished before the year 2000 could have been built when asbestos and/or asbestos containing materials (ACMs) were still actively being used-this may not relate to this property however as we are not experts in this field and the house was built in that era, we recommend you do you own due diligence in this regard. For more information visit: https:/lwww.health.govt.nz/your-health/healthy-living/environment-ealth/hazardous-substances/asbestos

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.







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 ra ils 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

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BY NEGOTIATION

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