

ONERAHI

Welcome to 15 Sorrento Street ...

Tucked away in a quiet Onerahi cul-de-sac, this warm, updated home offers effortless everyday living.

The generous lounge features both a wood burner and heat pump for year-round comfort, flowing naturally into a sleek, modern kitchen and dining area.

Step straight out to a massive covered deck designed for all-season entertaining, overlooking a fully fenced backyard with an established orchard—safe, private, and ideal for kids and pets.

Complete with a near-new roof, internal-access garaging, and dedicated parking for both the boat and caravan, it's a ready-made haven just minutes from local schools, shops, and harbour walks.

Key Highlights:

- 3 comfortable bedrooms, updated interior, and near-new roof
- Wood burner and heat pump for year-round comfort
- Seamless indoor-outdoor flow to a massive covered deck
- Fully fenced, family-friendly section with established fruit trees
- Single internal-access garage plus ample parking for a boat and caravan
- Quiet cul-de-sac location close to Onerahi village, schools, and the harbour

137m² 3 1 1 1 1







Price:	Enquiries over $670,000	
Certificate Of Title:	NA11C/496	
Legal Description:	Lot 2, DP57526	
Capital Value:	$670,000	(2024)
Rates:	$3,537.06	
Land Area:	708 m2	(more or less)
Building Area :	137 m2	(more or less)
Age:	Circa 1970's	
Exterior:	Weather boards - Fibrous cement	
Roof:	Galvenised long run iron	
Joinery:	Wooden	
Living Areas:	Lounge adjoining dining/kitchen	
Bedrooms:	Three double	
Main bathroom:	Shower, vanity and bath	
Toilet:	Seperate toilet	
Garaging:	Single garage with internal access	
Services:	Urban	
Zoning:	Town water & sewage General Residential Zone Refer to wdc.govtnz-giz maps for further details	
Chattels:	Automatic garage door opener & 2 remotes, light fittings, fixed floor coverings, gas hob, underbench oven, rangehood, dishwasher, heat transfer system (smart vent), bathroom extractor fan, smoke detectors, heat pump & 1 remote, garden shed x2, clothesline, ceiling fans x2, 9kg gas bottle, compost bin, awning blinds x2, sensor lights x2 (front & back) skydish.	

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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15 SORRENTO STREET

ONERAHI



ENQUIRIES OVER $670,000

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