PROPERTY BROCHURE



5B JORDAN STREET, HIKURANGI

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

5B JORDAN STREET, HIKURANGI

QUITE THE CATCH...



501 SQM	86 SQM	3	1	1

ASKING PRICE $495,000

Prepare to get a little attached. Completely renovated and immaculate inside and out, this Hikurangi cutie brings a whole lot of style to entry-level buying. For first-home buyers, anyone wanting their own pad, downsizers ready to simplify, or an easy care rental investment, there's plenty here to get excited about.

The makeover is a thorough one: a new kitchen, new bathroom, new flooring, new curtains and fresh paint inside and out. New appliances add to the appeal, while double glazing and a new heat pump keep comfort firmly on the agenda. Someone else has put in the effort. You get to enjoy the results.



Inside, crisp white interiors, exposed ceiling beams and contemporary lighting give the home a bright, fresh personality. The living and dining area feels inviting and relaxed, with a sliding door opening onto the sunny front porch. Bring your coffee, pull up a chair and settle into your new morning routine.

All three bedrooms are very spacious, with plenty of room for furniture and your own finishing touches. The fresh décor and immaculate presentation continue throughout.

Outside, the fenced yard offers a manageable patch of your own, with room for a few pots, some herbs and a little weekend pottering. Big on charm and beautifully finished, this is an easy home to get excited about.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 3, Deposited Plan 607531 as shown on Record of Title 1197617
CV	$175,000 (Land value only, prior to placement of transportable dwelling on site)
RATES	$2,190.14
RELOCATED	2026
ZONING	Settlement zone, residential sub-zone with noise control boundary overlay
LAND AREA	501sqm (more or less)
FLOOR AREA	86sqm (more or less)
BEDROOMS	Three
BATHROOMS	One
SEPARATE TOILETS	One
LIVING AREAS	One
PARKING	Concreted area for two vehicles
KITCHEN	New 2026, white cabinetry, formica benchtops, and modern appliances
KITCHEN APPLIANCES	Electric oven, electric cooktop, rangehood, dishwasher
LAUNDRY	Separate
HEATING	Heat pump
INSULATION	Under floor and ceiling
WATER HEATING	Electric hot water cylinder (new 2026)
ROOF	Painted corrugated iron
JOINERY	Aluminium - bedrooms are double glazed
CLADDING	Hardis weatherboards 300mm
FLOOR	Strandboard flooring covered with carpet and lino
WALLS	Lockwood timber and triboard noise buffering in bedrooms
WATER SOURCE	Mains
WASTE	Mains
INTERNET	Fibre - new owner to connect
CEILINGS	Painted texture coating - no asbestos
SPOUTING	Marley

ADDITIONAL DETAILS

- The home is a relocatable Lockwood home.
- Final inspection is scheduled for Monday, 9 November 2026, with the Code Compliance Certificate (CCC) expected to be issued shortly afterwards.
- The textured ceilings have been tested for asbestos, with negative results.

CHATTELS

- Electric cooktop
- Electric oven
- Rangehood
- Kitchen water filter
- Dishwasher
- Fixed floor coverings
- Window treatments
- Light fittings
- Bathroom extractor fan x1
- Heat pump x1
- Heat pump remote x1

DISCLOSURES

- Sue Maich and Damien Davis of OWN Real Estate are the licensed sales agents marketing this property. They also have a personal interest as the owners of the property
- CCC is yet to be issued

PHOTO GALLERY





















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.

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