304 Upper Queen Street, Pukekohe

FUSION
REAL ESTATE



A Little Vision, A Lot Of Potential.

4 1 160m² 764m²

Key Features:

- Solid concrete block construction with fantastic renovation potential
- Generous open-plan kitchen and dining area flowing through to the main lounge
- Primary bedroom positioned separately for added privacy
- Four heat pumps and a closed wood burner for year-round comfort
- Bathroom with wheelchair-friendly access
- Separate laundry for added convenience
- Secure backyard with established citrus trees
- Garden shed for additional storage
- Ample off-street parking for 5+ vehicles, including a double carport
- Plenty of outdoor space for children and pets
- Convenient Upper Queen Street location, close to Pukekohe township and amenities
- Zoned for Pukekohe Hill School, Pukekohe Intermediate, Pukekohe High School and Buckland School
- Close to Kingsgate School











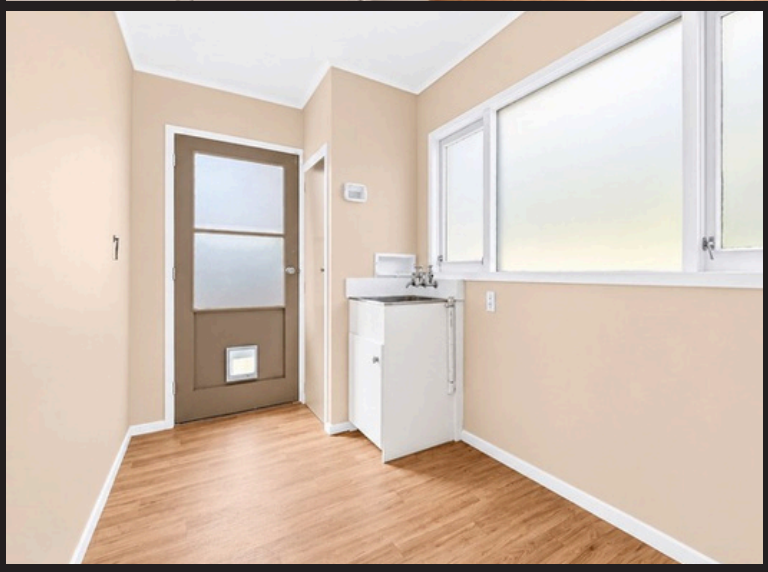




























LEGALS

Land area	764m²
Floor area	160m²
Tenure	Vacant
Rateable value	$840,000
Land value	$730,000
Improvements value	$110,000
Rates:	
District	$3299.54

ENERGY

Heating	x4 Heat Pumps, Woodburner Fireplace
Water Heating	Electric
Windows	Timber

CONSTRUCTION

Year built	1970s
Exterior	Concrete
Roof	Iron










Indicative Boundary Lines


Indicative Boundary Lines


Kingsgate School
Rosa Birch Park
304 Upper Queen Street


Pukekohe Plaza
Bledisloe Park
Pukekohe High School
304 Upper Queen Street


PATIO
5.23 m x 3.67 m
BEDROOM
3.59 m x 3.23 m
BEDROOM
2.77 m x 3.37 m
DINING AREA
3.58 m x 4.49 m
BREAKFAST NOOK
2.63 m x 4.49 m
KITCHEN
2.98 m x 3.72 m
LAUNDRY
1.55 m x 4.49 m
BATH
2.58 m x 2.90 m
HALL
3.78 m x 2.90 m
LIVING ROOM
4.20 m x 3.94 m
PATIO
2.52 m x 3.94 m
PRIMARY BEDROOM
3.73 m x 5.93 m
GARDEN
2.37 m x 2.20 m
BEDROOM
3.88 m x 3.54 m
PORCH
9.39 m x 2.09 m
CARPORT
7.44 m x 3.62 m

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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FUSION TEAM



With 10+ years in real estate, Fiona combines experience, energy, and smart strategy to get results. Backed by the Fusion team, she delivers tailored marketing, strong communication, and stress-free sales across Franklin and North Waikato.

A long-time local, Fiona knows the area inside out. She's all about honest advice, genuine care, and going the extra mile—because every property (and client) deserves more than just a one-size-fits-all approach.

"It's about service, strategy, and making the process enjoyable. Let's get it right."



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.

Let’s make it happen.

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