

Onerahi

Welcome to 5 Whangarei Heads Road ...

This solid roughcast 1950's home is set up a quiet accesway, offering a country feel in a newly renovated home.

The updated features creating an open-plan layout. From the double bifold entry, that opens up the home, you have the welcoming lounge equipped with a cosy wood fire, heat pump and HRV for year round comfort. The large designer kitchen at the far end is great for entertaining with all its new appliances.

Two spacious bedrooms, along with a bathroom and separate toilet, are situated off the right side of the lounge. A large sun room opens from the living area through French doors, providing extended living space perfect for warm winter light, and connects directly to an internal-access two-car garage.

Outside, the property boasts thoughtful, easy-care landscaping throughout - enjoy your weekends. The fully fenced quarter-acre (approx) section features a private backyard pergola and paved entertaining area. Good parking for several cars, caravan or boat.

A solid home to enjoy with all the hard work done.

160m² 2 1 1 1+ 2







Price:	By Negotiation
Certificate Of Title:	125293
Legal Description:	Lot 1, DP 330486 and Lot 3, DP 97830 - ⅛ share of 884sqm
Capital Value:	$750,000 (2024)
Rates:	$4012.60 p.a.
Land Area:	1122 m2 (more or less)
Building Area :	160 m2 (more or less)
Age:	Circa 1950's
Exterior:	Roughcast, including stucco
Roof:	Aluminium
Joinery:	Aluminium, Timber, partial double glazed
Living Areas:	Open Plan
Bedrooms:	Two Double
Main bathroom:	Shower and vanity
Toilet:	Separate
Garaging:	Double with internal access
Views:	Urban
Services:	Town water & sewage
Zoning:	Medium density residential zone Refer to wdc.govtnz-giz maps for further details
Chattels:	Automatic garage door and 2 remotes, bathroom extractor fan, clothes line, cook top, dishwasher, fixed floor coverings, garden shed, heat pump with 1x remote light fittings, rangehood, smoke detectors, ventilation system, underbench oven, window coverings, all firewood and tools, large bird house on bricks, plant attached to trellis.

Council records indicate this property is situated in a high 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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