

ONERAHI

Welcome to 33 Commins Road ...

Tucked against a lush native bush backdrop, this home feels like a private sanctuary yet you're right in the heart of Onerahi. The sheer scale makes everyday family life effortless, offering five bedrooms, three bathrooms (one is unconsented), and a dedicated home office.

At the centre of the house, the kitchen, dining, and living areas connect through sliders to the wrap-around verandah and terraced patio below, creating an easy, natural flow for morning coffees or casual weekend barbecues with friends.

Practicality is a standout feature throughout, especially for households with tools, gear, or weekend toys. Alongside the internal-access garage, you get a completely separate double garage and flat off-street parking. Downstairs, on the lower level, there's a versatile extra room which - whilst not on council records as a living space, serves as an ideal workshop, fitness room, or teenage retreat.

A dedicated office and separate laundry are added bonuses.

The surrounding community ties the whole package together, with the Onerahi village shops, primary school, boat ramp, and the scenic Waimahanga Track all just minutes away, plus a short drive into the Whangārei CBD or local airport.

213m² 5 3 3 1+ 2+







Price:	Enquires over 710,000
Certificate Of Title:	NA90B/237
Legal Description:	Lot 1, DP 151474
Capital Value:	$720,000 (2024)
Rates:	$3,808.80
Land Area:	1793 m2 (more or less)
Building Area :	213 m2 (more or less)
Age:	Circa 1980's
Exterior:	Fibre cement boards
Roof:	Iron
Joinery:	Aluminium - partial double glazing
Living Areas:	Open- lounge dining and kitchen, plus office
Bedrooms:	4 double, 1 single
Bathrooms x 3:	Bath, shower, vanity (upper main bathroom not consented)
Garaging:	Double free standing plus basement garage/storage
Views:	Urban
Services:	Town water & sewage
Zoning:	Low Density Residential Zone Refer to wdc.govtnz-giz maps for further details
Chattels:	Auto garage door, window treatments, clothesline, dishwasher, electric oven, gas hob, bathroom extractor fans, fixed floor coverings, light fittings, range hood, smoke detector, 9kg gas bottle, heated towel rail.

Note: carpet laid in kitchen and living area has been placed to protect the floor boards. Carpet will be removed at end of tenancy.

Fixed term tenancy until Feb 2027

Photographs displayed were taken during a previous occupancy.
Furnishings may differ from what is pictured

Council records indicate this property is situated in a high landslide susceptibility and high effluent unsuitability 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

Pauline Dinsdale 027 435 6575
Lisa Struneski 021 646 768
Angela Quenaul 027 437 5295
Lana Cottle 027 435 6575



33 Commins Road

ONERAHI



Enquires over $710,000

Proudly Marketed by the Olive Tree team

Office 027 435 6575
09 435 6575
Email connect@olivetreeproperty.co.nz

Website Olivetreeproperty.co.nz
Facebook Olive Tree
Instagram Olivetreeteam

SCAN FOR MORE DETAILS

olivetreeproperty.co.nz

Powered by Ownly Ltd. Licensed REAA 2008

OLIVE TREE
CONNECTING PEOPLE & PROPERTY