

PARAHAKI

Welcome to 23b Eureka Place ...

Tucked away in a cul-de-sac and privately positioned as the rear unit, lovingly looked after by the same owner for the past 20 years. That genuine care shows throughout this two-bedroom home, which features an updated kitchen and modern bathroom so you can simply move in and relax.

Year-round comfort is effortlessly covered, pairing a heat pump for instant temperature control with a freestanding fireplace for cozy winter evenings - you can even cook on it!

Step outside and you'll find a generous, sun-drenched deck - the perfect spot for your morning coffee or casual evening barbecues. Best of all, your weekends belong to you here. There are no lawns to mow, just well-placed raised garden beds for growing your own fresh greens and herbs without any backbreaking upkeep. This is a smart, low-maintenance setup designed entirely around easy living.

For downsizers, it is the ideal lock-and-leave retreat where you can enjoy your independence without the chore of constant property maintenance. For investors, the turnkey condition, reliable heating, and sought-after Parahaki address make it a rock-solid addition to any portfolio that will readily attract quality tenants.

80m^2 2 1 1 1 1 +







Price:	BY NEGOTIATION
Certificate Of Title:	NA52C/669
Legal Description:	Cross lease Lot 117, DP85188, Leasehold BQ95125.2 Flat 2, DP96704, 999 years from and including 1.7.1982
Capital Value:	$490,000 (2024)
Rates:	$3,367.22
Land Area:	½ share in 679 m2 (more or less)
Building Area :	80 m2 (more or less)
Age:	Circa 1980's
Exterior:	Fibre cement
Roof:	Decramastic
Joinery:	Aluminium
Living Areas:	Open lounge dining and kitchen
Bedrooms:	Two double
Main bathroom:	Bath, shower, vanity
Toilet:	Seperate
Garaging:	Single - with internal access
Views:	Urban
Services:	Town water & sewage
Zoning:	General Residential Zone Refer to wdc.govtnz-giz maps for further details
Chattels:	Auto garage door + 1 remote, window treatments, clothesline, dishwasher, electric oven, electric hob, bathroom extractor fan and heat lamp, fixed floor coverings, garden shed, heat pump and 1 remote, light fittings, range hood, smoke detector, ventilation system, 2 sensor lights, shade saile for deck, security screen fly screens x3 (screen on front door no key), ranchslider fly screen, water tanks x2, hooped garden cover x2.

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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