





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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57 HERETAUNGA STREET

TIKIPUNGA



$565,000

Proudly Marketed by the Olive Tree team

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SCAN FOR MORE DETAILS









TIKIPUNGA

Welcome to 57 Heretaunga Street ...

Whether you are ready to step onto the property ladder or searching for a standout addition to your investment portfolio, this home offers a blend of warmth, practicality, and peace of mind.

At the center of the home is a sun-filled, open-plan living area that flows effortlessly onto the deck—creating an ideal setup for summer entertaining and soaking up the Northland sunshine. On cooler evenings, the new cozy freestanding fireplace creates a warm, welcoming ambiance. Best of all, with a brand-new roof overhead, the big-ticket maintenance is already taken care of.

The practical layout features three bedrooms plus a dedicated study, supported by a functional kitchen and a separate laundry that keep daily family life running smoothly.

Outside, the generous backyard provides safe, open space for kids and pets to play, with an established dream vegetable garden. For hobbyists or those needing storage, the ample shed space accommodates vehicles, gear, and a workshop setup.

Positioned for easy access to local Tikipunga amenities, schools, and central Whangārei, this property is ready for its next owners to move in and enjoy.

100m^2 3 + 1 2 1

Price:	$565,000
Certificate Of Title:	NA25D/734
Legal Description:	Lot 45 DP 70054
Capital Value:	$560,000 (2024)
Rates:	$3,084.01 p.a.
Land Area:	653 m2 (more or less)
Building Area :	100 m2 (more or less)
Age:	Circa 1970's
Exterior:	Fibroplank weatherboards
Roof:	Iron (2026)
Joinery:	Aluminium
Living Areas:	Open plan living/dining
Bedrooms:	2 double, 1 single bedrooms + study
Bathroom:	bath, vanity & shower
Toilet:	Separate
Garaging:	Separate double garage
Views:	Urban
Services:	Town water & sewage
Zoning:	Medium density residential Zone Refer to wdc.govtnz-giz maps for further details
Chattels:	Electric stove, window treatments, light fittings, fixed floor coverings, bathroom extractor fan, heat transfer system, smoke detectors, garden shed, clothesline.

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.