PROPERTY BROCHURE



22 HOEY STREET, KAMO

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

22 HOEY STREET, KAMO

SIXTIES STYLE.
SERIOUS OPPORTUNITY...



850 SQM	130 SQM	3	1	1	1

DEADLINE SALE
1PM, 9 DECEMBER 2026 (PRIOR OFFERS CONSIDERED)

Offered as a deceased estate after more than 60 years in the family, this beautifully kept 1960s classic presents an exciting opportunity. Original character, wonderful natural light and a generous backyard give you plenty to work with, and plenty to love from day one.

The distinctive roofline and expansive windows capture the appeal of the era, while timber floors offer the foundations for a fresh approach. The spacious lounge enjoys an elevated outlook, and the tidy kitchen retains its retro charm. Three bedrooms and one bathroom complete a comfortable home you can enjoy while considering your next steps.



Outside, the backyard is a standout. A sweeping lawn, established gardens and room for everything from backyard cricket to a productive vegetable patch bring the classic Kiwi section firmly into focus.

There's a substantial bonus downstairs: a single garage plus a huge basement workshop and storage area. Whether you're a collector, a tinkerer or simply need space for your gear, this is a feature worth seeing.

Lovingly held for decades and ready for its next owner. Recognise the potential, bring your ideas and make it your own.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 14, Deposited Plan 50876 as shown on Record of Title NA4B/595
CV	$630,000
RATES	$3,814.66
DATE BUILT	1960's
ZONING	General residential zone and Mining hazard area 2
LAND AREA	850sqm (more or less)
FLOOR AREA	130sqm (more or less)
BEDROOMS	Three
BATHROOMS	One with spa bath (as is, where is)
SEPARATE TOILET	Yes
LIVING AREAS	One
GARAGE	Large single garage with additional off-street parking, complemented by a generously sized workshop and storage area
KITCHEN	Separate tidy kitchen, retaining its retro charm
KITCHEN APPLIANCES	Freestanding electric Smeg stove with gas hob, refrigerator
LAUNDRY	Separate, located off the back porch
HEATING	Heat pump in the living area and main bedroom
INSULATION	Ceiling and underfloor
WATER HEATING	Electric cylinder in the kitchen hot water cupboard
ROOF	Metal tile profile
JOINERY	Timber and aluminium ranchslider plus flyscreen doors to both front & back doors
CLADDING	PVC weatherboards (Palliside) facade over original timber weatherboards
FLOOR	Concrete basement, timber tongue & groove floors upstairs with carpet and vinyl coverings
WATER SOURCE	Mains
WASTE	Mains
INTERNET	Fibre (with modem)

ADDITIONAL DETAILS

- Conveniently located close to schools, shops and Kamo Village
- Elevated to capture outstanding views
- Positioned to maximise all-day sun

CHATTELS

- Refrigerator
- Electric stove - Smeg
- Gas fireplace (not operational)
- Gas wall heater (not operational)
- Heat pumps x2 + x2 remotes
- Spa bath (as is, where is)
- Window treatments
- Clothesline
- Fixed floor coverings
- Heated towel rail
- Light fittings
- Flyscreen doors x2

DISCLOSURES

- The property is being sold as a deceased estate by an Executor who has not been residing at the property. The purchaser shall be deemed to have purchased the property with the full knowledge of all and any defects and accepts the chattels, the buildings and any other works on the property in their present state. No warranty implied or stated other than is contained in the agreement is given by the vendor. The property, buildings and chattels are being sold “as is, where is”. Purchasers are encouraged to undertake their own inspections and due diligence.
- A building inspection was completed by Award Inspections Limited on 3 November 2026. A copy of the full report is available upon request.
- The property is located within a designated Mining Hazard Area 2. Purchasers are advised to make their own enquiries with Whangarei District Council regarding the implications of this designation and any associated restrictions or requirements.
- The Rinnai gas heater located in the hallway and the gas fireplace in the lounge are both non-operational.
- The flyscreen doors fitted to the ranchslider and back door do not have keys.
- A neighbouring tree fell during a storm, resulting in damage to the back fence. An ample supply of firewood is available.



DEADLINE SALE

How does a Deadline Sale work?

A Deadline Sale is a method where a property is marketed without a price, and all offers must be submitted on or before a set deadline date. As a buyer, this means you have time to view the property, complete your due diligence, and prepare your best offer - whether it's conditional or unconditional.

Because both cash and conditional buyers are welcome, there's often strong competition. The aim is to create a multi-offer situation, so it's important to put your best foot forward. Your agent will guide you through the process, but ultimately, the seller will consider all offers submitted by the deadline and choose the one that best suits them.

What is a multiple offer?

A multiple offer situation occurs when more than one buyer submits an offer at the same time. In this case, all buyers are encouraged to present their strongest offer, as the seller will either accept one or negotiate with a single buyer—excluding others from further negotiation.

What does "unless sold prior" mean?

When a Deadline Sale is advertised with "unless sold prior," it means the seller is open to accepting an offer before the official deadline. If this happens, the agent will notify all interested buyers and invite them to submit their offers, potentially creating a multiple offer scenario earlier than expected. If the seller accepts an unconditional offer, the property is sold immediately. If a conditional offer is accepted, the sale method may shift to "Price by Negotiation" while that contract is in place. As a buyer, it's important to stay in close contact with the agent and be ready to act quickly if you're seriously interested.

PHOTO GALLERY

























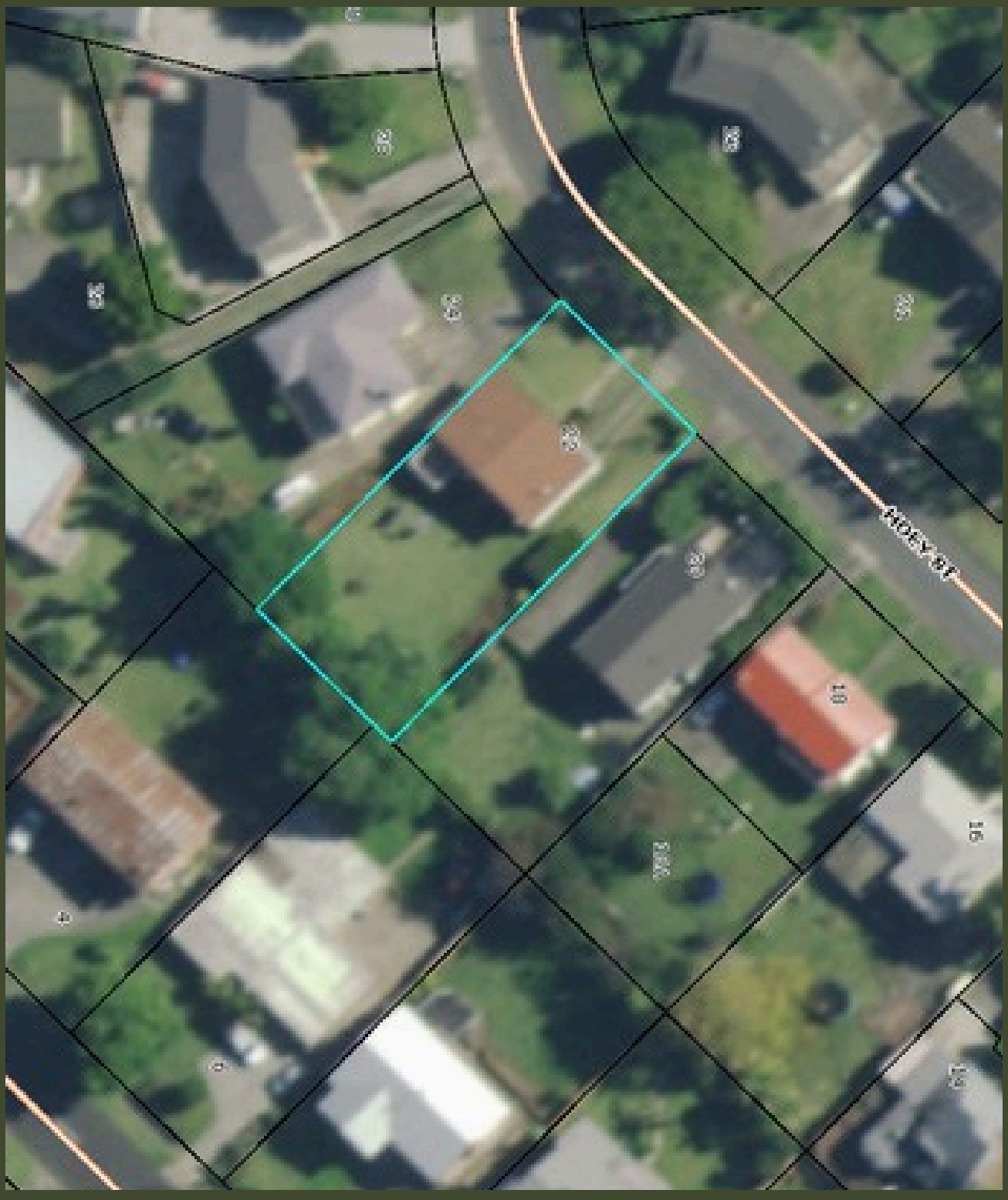








BOUNDARY MAP



Boundary lines are indicative only
SOURCE: gismaps.wdc.govt.nz



SUE MAICH & DAMIEN DAVIS

Strongly focused on being at the top of their game, Sue and Damien have been driven to elevate their success and launch OWN Real Estate - a venture embodying their vision for a more personalised, client-focused approach. By stepping away from the constraints of a large corporate brand, Sue and Damien now embrace the independence of their OWN brand, allowing them to harness their principles of adding value to their clients transactions through the very best marketing, attention to detail and outstanding client service.

Equipped with the latest real estate strategies and technology, they are at the forefront of modern property marketing and negotiation. With over 30 years of combined experience and a track record in successful local development projects, they offer unmatched expertise in every transaction.

By their own admission, Sue and Damien run a tight ship. Their team handles the administrative tasks freeing Sue and Damien to do what they do best - seeking out property to sell, forming tight working relationships with their vendors and purchasers, marketing property superbly and negotiating sales.

Nothing is left to chance. Utilising the specific skills of a professional photographer, graphic designer, cleaner, builder, painter and home staging company if required. A home marketed by Sue and Damien is a strategically managed listing, destined to attain the best price in the least amount of time. Much of Sue and Damien’s business now comes by the way of personal referral or repeat dealings with those who have enjoyed and highly regard doing real estate their way.

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SUE MAICH
021793822 | sue@ownrealestate.co.nz

DAMIEN DAVIS
021387345 | damien@ownrealestate.co.nz

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