PROPERTY BROCHURE



31 MAGNOLIA AVENUE, KAMO

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

31 MAGNOLIA AVENUE, KAMO

ARCHITECTURAL PRESENCE. ENDURING STYLE...



808 SQM	262 SQM	3	1	2	1	2

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

A respected local builder's own home, this architecturally designed residence brings together confident lines, generous proportions and beautifully executed detail. Impeccably maintained and presented, its appeal lies in the lasting qualities of good design and fine craftsmanship.

Across two spacious levels, rich timber floors, exposed beams and hardwood cabinetry create warmth and substance. High ceilings lend scale to the interiors, while expansive double glazing draws in light and frames the outstanding outlook. Every element contributes to a home with a distinct architectural identity.

The kitchen's crisp, contemporary finish complements the richness of the timber, and generous living spaces extend onto covered balconies. Take your morning coffee outside, gather friends for dinner, or watch the city lights emerge beneath an expansive view, with a glimpse of the harbour beyond.



Three bedrooms include a downstairs suite offering welcome separation. Two bathrooms, including an ensuite, plus a dedicated office accommodate everyday life with ease. A large garage and workshop reflect the practical priorities of a builder's home.

Outside, landscaped gardens and courtyards sit against a lush bush backdrop, with birdsong accompanying quieter moments. There are no lawns to mow, leaving weekends free to enjoy the setting.

Distinctive architecture, meticulous care and quality you can see at every turn.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 6, DP 167007 having 1/8SH in Lot 15, DP 167007 as shown on Title NA101B/468
CV	$1,075,000
RATES	$3,933.55
DATE BUILT	CCC issued 2004. Built by Pierce Builders - was the builder's own home at the time
DESIGNED BY	Harrison & King Architects
ZONING	General residential zone
LAND AREA	808sqm (more or less)
FLOOR AREA	262sqm (more or less)
BEDROOMS	Three plus office with built-in desk. Downstairs bedroom with ensuite
BATHROOMS	Two - Twin basins in expansive main bathroom with bespoke timber cabinetry
TOILETS	Three (one separate)
LIVING AREAS	Large open plan
PARKING	Double garage - fully carpeted including adjoining workshop - plus off-street parking. Two shared carparks in shared parking area at the end of cul-de-sac
KITCHEN	Designed by Linda Christianson - Kitchens by Design Auckland Two-pot lacquer cabinetry (updated approx 4 years ago) Timber cabinets Quarella quartz stone benchtops
KITCHEN APPLIANCES	Double wall oven, one is a pyrolytic convection oven & one is a convection oven/ microwave combination, waste disposal, Westinghouse 900mm gas hob, Bosch dishwasher
HEATING	Heat pump in lounge and master bedroom Gas fire in lounge Underfloor heating in both bathrooms and understairs storage
INSULATION	Polystyrene and batts
GUTTERING	Copper down pipes and guttering
WATER HEATING	Gas califont - mains gas
ROOF	Colorsteel
JOINERY	Retrofit double-glazed aluminium joinery
CLADDING	Top floor is insulclad with rockcote plaster - repainted 2020 Ground floor is plastered VibroBlock
FLOOR	Concrete with unispan concrete on level one Jatoba South American hardwood in living area Carpet in bedrooms & hallway Tiles in bathrooms & toilets
WATER SOURCE	Mains
WASTE	Mains
INTERNET	Fibre

ADDITIONAL DETAILS

- High ceilings
- Exposed beams (gluelam timber beams)
- Jatoba flooring
- Cedar internal doors and front door
- Cedar ply garage door
- Timber cabinetry in bathrooms
- Expansive patios and wraparound deck
- Lined garden shed with space for garden tools and equipment
- Large paved rear courtyard (no lawns), with access to bush
- Paved courtyard in front of downstairs bedroom
- City views
- Low-maintenance grounds with no lawns, adjoining bush reserve with birdsong

CHATTELS

- Window treatments
- Fixed floor coverings
- Light fittings
- Ceiling fan
- Dishwasher
- Gas hob
- Wall ovens x2
- Waste disposal
- Gas fireplace
- Heated towel rails x2
- Extractor fans in bathrooms x2
- Security system (unmonitored)
- Auto garage door plus x3 remotes
- Built-in desk in office
- Speakers in living room and outside
- Gas patio heater
- Rangehood
- Heat pump x2 plus x2 remotes

DISCLOSURES

- Step lights require replacement or rewiring (only one works)
- Drainage for parking area in front of the garage has restricted flow and takes some time to clear after heavy rain



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















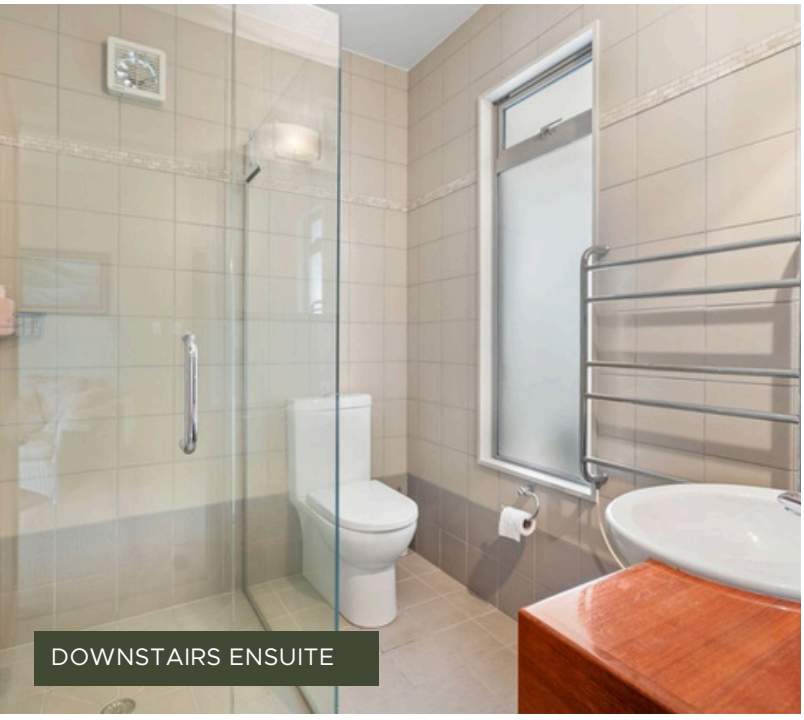








DOWNSTAIRS SUITE



DOWNSTAIRS ENSUITE









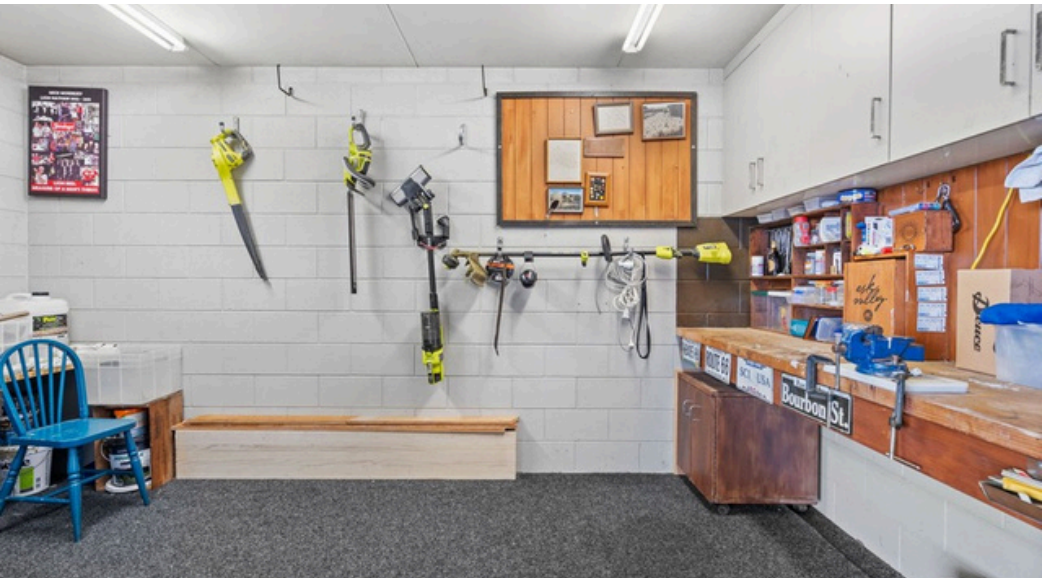












“There are no lawns to mow, leaving weekends free to enjoy the setting.”





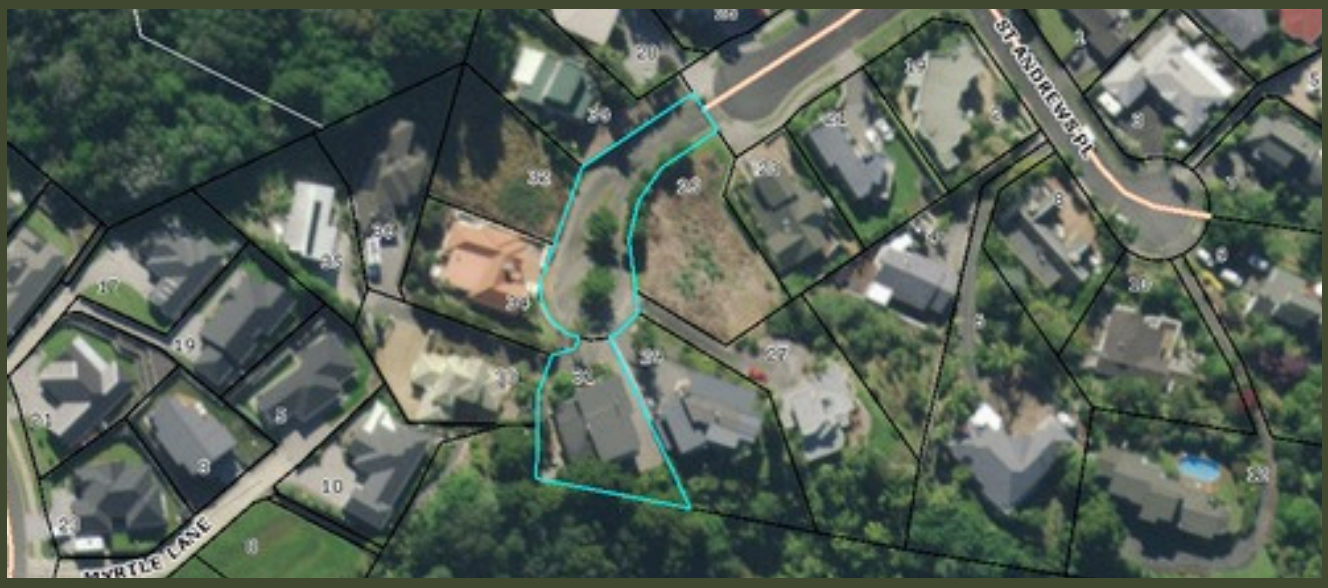
FLOOR PLAN

This plan is for illustrative purposes only and should only be used as such by any prospective purchaser





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.

OWN
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