

# Kamo, 10 Louisa Lane

Proudly marketed by Paul Sumich



Kamo, 10 Louisa Lane



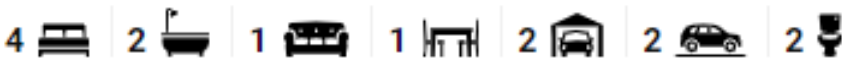
## Great views in a great location!

Privately nestled on a bush covered block, this immaculately presented home provides comfortable family living across a spacious single level layout. Its peaceful Kamo West location enjoys fantastic elevated views across the city, and the shops and cafes of Kamo village are just a short drive away.

- Practical family-friendly layout with multiple living spaces
- Sun filled outdoor entertaining areas and super sized deck
- Roomy kitchen with breakfast bar
- Four generously sized bedrooms
- Master with ensuite and access to the deck
- Double internal access garage
- Separate laundry
- Property has its own bush walk
- Plenty of storage under the house - to create the ultimate man cave or she shed
- Hurupaki school zone

They say west is best, and Kamo west, even better!

Welcome home.



**VIEW ON WEBSITE:** [www.harcourts.co.nz/WR37824](http://www.harcourts.co.nz/WR37824)

**PRICE ON PROPERTY:** Price by Negotiation over \$939,000

**APPROX FLOOR AREA:** 200 sqm

**APPROX LAND AREA:** 1254 sqm

[whangarei.harcourts.co.nz](http://whangarei.harcourts.co.nz)

Kamo, 10 Louisa Lane

## Property Details

Property Type	House
Property Features	Smoke alarms
Roof	Coloured steel
Tenure	Freehold
Property condition	Excellent
House style	Contemporary
Garaging / carparking	Internal access, Double lock-up, Auto doors (Number of remotes: 2), Off street
Construction	Brick and Insulclad
Joinery	Aluminium
Insulation	Walls, Ceiling
Flooring	Vinyl, Carpet and Tiles
Window coverings	Drapes
Heating / Cooling	Woodfire (Closed)
Electrical	TV points, TV aerial, Phone extensions
Chattels remaining	Fixed floor coverings, Light fittings, Stove, Rangehood, Dishwasher, Garage Door Remote, Smoke Detector, Drapes, Tv Aerial, Woodfire, Garage Door Opener,
Kitchen	Modern, Open plan, Dishwasher, Upright stove, Rangehood, Breakfast bar, Pantry and Finished in Laminate
Living area	Open plan
Main bedroom	Double and Walk-in-robe
Ensuite	Separate shower
Bedroom 2	Double and Built-in / wardrobe
Bedroom 3	Single and Built-in / wardrobe
Bedroom 4	Single
Additional rooms	Other (Large Storage under house- workshop)
Main bathroom	Bath, Separate shower, Exhaust fan, Heater
Laundry	Separate
Views	Private, Urban, Bush, City
Aspect	North, East
Outdoor living	Entertainment area (Partly covered and Other surface), Clothesline, Garden, BBQ area (with lighting), Deck / patio
Fencing	Partial, Materials (Rockwalls)
Land contour	Sloping
Grounds	Tidy, Backyard access, Other (Pathway through to bush)
Water heating	Electric
Water supply	Town supply
Sewerage	Mains
Locality	Close to schools, Close to transport, Close to shops



# Property Photos



# Property Title



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** NA131B/56  
**Land Registration District** North Auckland  
**Date Issued** 05 December 2000

**Prior References**  
NA102A/494 NA95B/38

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**Estate** Fee Simple  
**Area** 1254 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 202374

**Registered Owners**  
Ross Gregory Bridge and Helen Frances Bridge

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**Interests**

Subject to stormwater and sewage drainage rights over part marked F on DP 202374 specified in Easement Certificate C588237.4 - 13.4.1994 at 2.04 pm

The easements specified in Easement Certificate C588237.4 are subject to Section 243 (a) Resource Management Act 1991 C588237.5 Fencing Covenant - 13.4.1994 at 2.04 pm (affects part formerly CT NA95B/38)

Appurtenant hereto is a right of way and rights to drain stormwater, convey water and transmit telecommunications specified in Easement Certificate D552966.13 - produced 30.10.2000 at 12.50 pm and entered 5.12.2000 at 3.35 pm

The easements specified in Easement Certificate D552966.13 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Transfer D552966.16 - produced 30.10.2000 at 12.50 pm and entered 5.12.2000 at 3.35 pm

Appurtenant hereto are rights to drain sewage and stormwater specified in Easement Certificate D568258.1 - produced 20.12.2000 at 2.25 pm and entered 12.1.2001 at 9.00 am

D581631.1 Variation of easement specified in Easement Certificate D568258.1 - 21.2.2001 at 2.49 pm

D581631.2 Variation of Easement D568258.1 - 21.2.2001 at 2.49 pm

Fencing Covenant in Transfer D581631.10 - 21.2.2001 at 2.49 pm

Land Covenant in Transfer D581631.10 - 21.2.2001 at 2.49 pm

# Property Title

Identifier

NA131B/56

<b>APPROVALS</b> I hereby certify that this plan was approved by Section 223 of the Resource Management Act 1991 on the 27th day of FEBRUARY 2000.	
Approved as to Survey: <i>[Signature]</i> Chief Surveyor Approved as to Survey: <i>[Signature]</i> Chief Surveyor	
Deposited this 27th day of FEBRUARY 2000 Registered as to Land: DP 202374	

<b>DESCRIPTION OF EXISTING EASEMENTS</b> Purpose: Easement for water supply Location: Lot 1 to Lot 11	
<b>DESCRIPTION OF EXISTING EASEMENTS IN CROSS</b> Purpose: Easement for water supply Location: Lot 1 to Lot 11	
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<b>APPROVED AS TO SURVEY</b> I, the undersigned, being a duly qualified and licensed Surveyor, do hereby certify that this plan was prepared by me or under my supervision and that it is a true and correct copy of the original plan as shown to me.	
Approved as to Survey: <i>[Signature]</i> Chief Surveyor	

LAND DISTRICT: NORTH AUCKLAND  
 SURVEY BLK. & DIST. VIII, PURUA  
 NZMS 261 SHT

RECORD MAP NO. ....

LAND DISTRICT: NORTH AUCKLAND  
 SURVEYED BY: HODGES, A. ELICK  
 Scale: 1:1,000 Date: FEB. 2000

14525  
 TERRITORIAL AUTHORITY WHANGAREI DISTRICT  
 Surveyed by: HODGES, A. ELICK  
 Scale: 1:1,000 Date: FEB. 2000

# Property Rates

Legal Description(s): LOT 2 DP 202374 - INT IN ROW

## General Property Information

Assessment Number:	WDC0071171902
Property ID:	100574
Address:	10 Louisa Lane Kamo
CT Reference:	
Land Area:	0.1254
Capital Value:	\$740000.00
Land Value:	\$315000.00

If no rates breakdown appears on this property/document, it is assumed that it is a new property created by a subdivision and rates will apply from the following rating year. Where properties have been subdivided since 1 July, the rates details displayed may not apply to the new subdivided portion. If you are unsure call us on freephone 0800 WDC INFO (0800 932 463) or (09) 430 4200.

Information about the Northland Regional Council (NRC) rates for Whangarei District ratepayers can be found on their website.

[Northland Regional Council Rates](#) (opens in a new window)

You can view details about properties on our GIS Maps website.

[GIS Maps](#)

## Rates Breakdown (Proposed)

Description	Amount
General Residential	\$806.97
Uniform Annual General Charge	\$721.00
Sewage Disposal - Residential	\$803.00
NRC - Regional Emergency Services Rate	\$11.55
NRC - Regional Council Services	\$132.12
NRC - Regional Sporting Facilities	\$16.54
NRC - Regional River Management - General Catchmen	\$42.62
NRC - Regional Transport Rate	\$22.99
NRC - Regional Civil Defence & Hazard Management	\$36.38
NRC - Regional Flood Infrastructure	\$31.84
NRC - Regional Economic Development	\$7.53
NRC - Regional Land and Freshwater Management	\$114.82
NRC - Regional Pest Management	\$72.49
	WDC :\$2330.97
	NRC :\$488.88
	<b>Total \$2819.85</b>



# Property Plans



**10 Louisa Lane, Kamo, Whangarei**  
 Approx. Gross Internal Floor Area 191.52 sq. m  
 Approx. Gross Internal House Area 152.46 sq. m  
 Approx. Gross Garage Area 39.06 sq. m

This plan is for illustrative purposes only and should be treated as such. Any services, systems and appliances have not been tested and no guarantee as to their operability and efficiency can be given.  
 Plan by [www.gawdygreen.co.nz](http://www.gawdygreen.co.nz) ©

Kamo, 10 Louisa Lane

# Rental Appraisal



## Property Description

Rental Estimate: \$600.00 - \$650.00 per week



4



2



2

Reason: For Sale

Additional: Close to Local shops and schools  
Immaculately presented

## Comparable Properties

Address	Bedrooms and Bathrooms	Rent per week
Ridgeway Drive, Kamo	4 Bedroom, 2 Bathroom	\$580.00
Balmacewan Drive, Kamo	4 Bedroom, 2 Bathroom	\$595.00
Provisional Drive, Kamo	4 Bedroom, 2 Bathroom	\$690.00

Having researched the above property and taking into consideration the market conditions, it is in our opinion that the property would achieve a weekly rent in the vicinity of **\$600.00 - \$650.00 per week**

## Your Agent Paul Sumich



Paul is not like other real estate agents. He is your total real estate advisor and negotiator, helping you with selling or buying property in Whangarei and surrounds. He is unapologetically competitive, with a tenacious spirit born from years of endurance sport and small business ownership, he is definitely someone that you want in your corner.

Delivering on every situation and getting the deal done, it's all about getting the best result for you.

Paul's passion for real estate stemmed from his experience with buying, and then renting out his first home.

"Home ownership is very exciting, and I want to help people with whatever stage of their real estate journey they're on" says Paul.

With his charismatic personality, unique way of marketing a property, and next level personal service, Paul is changing the way we do real estate in Whangarei, where he loves living.

Paul's desire to make things easier for people wishing to buy or sell real estate comes from a genuine passion for helping people.

Aside from spending time with his family, Paul loves to ride, run on many of the great off-road tracks here, and visit the many fantastic beaches. He also loves going out for coffee with his wife, reading, and supporting his kids at weekend school sports.

He has spent over 25 years owning and operating his own service based businesses, ranging from a cafe/ bike shop, to dog boarding kennels.

His sporting achievements include representing New Zealand internationally several times, 7 regional championship titles, 3 national championship titles, and a world masters games gold medal - across running, cycling, mountain biking, and triathlon.

"I think it's rare when someone finds something that fits their personality so well. I feel like I've had a life full of opportunities all leading me to real estate."

"I look forward to helping you secure this great property."

**YOUR**  
*Move*

**OUR  
DEDICATION**



Your **Harcourts**