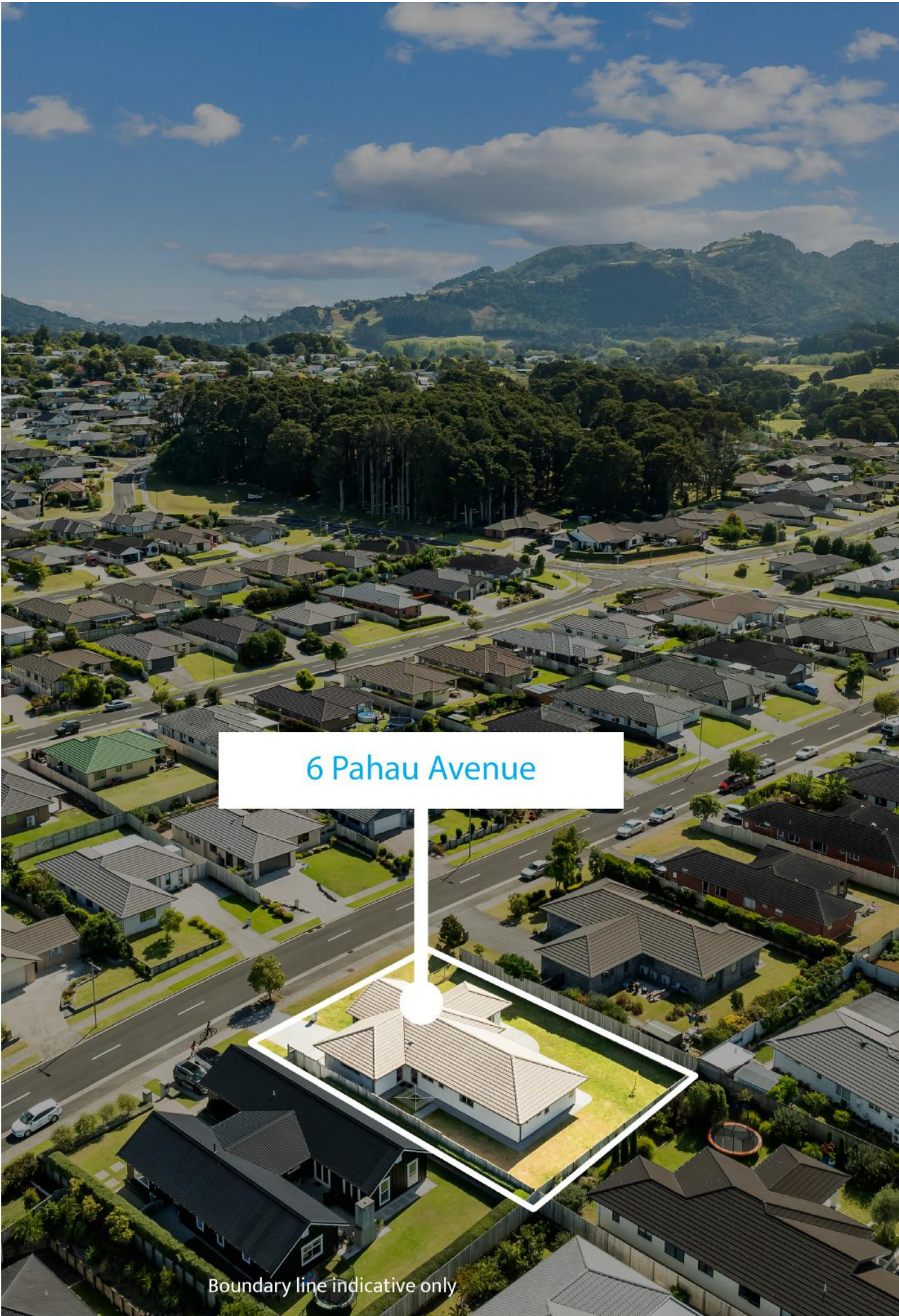




Tikipunga
6 Pahau Avenue

Proudly marketed by Paul Sumich

Harcourts
Whangarei



6 Pahau Avenue

Boundary line indicative only



“

Be captivated by this high-quality 3 bedroom, 3 bathroom home...

”

3  3  2  2 

Modern Comforts Waiting Here For You

FOR SALE

FLOOR AREA 208sqm

LAND AREA 770sqm

What you see:

Be captivated by this high-quality 3 bedroom, 3 bathroom home that is far from your average. The exterior highlighted by schist around the entrance gives you a hint of the finishes waiting for you inside. The open floor plan takes you easily from the kitchen, living and two lounges, to the outdoors, making it perfect for keeping an eye on what is going on in your fully fenced section - be it the kids or the pets. The current owners can't bear the thought of it staying empty for too long, so make this your new home now.

What you get:

- 207sqm sized contemporary home on a 770sqm easy care site
- Three bedrooms - a spacious master suite with walk-in and ensuite, plus the second bedroom with its own toilet and hand basin.
- Two full bathrooms, one being an ensuite
- Oak flooring in the entrance and kitchen
- Well-thought-out kitchen with scullery
- Multiple lounge areas, that can be closed off giving flexibility
- Separate laundry
- Large double internal access garage
- Current rates: \$3,032.61
- Rental guide: range \$700 - \$750/week
- Transfer of the balance of the 'Classic Builders' guarantee - approximately 2.5 years left
- LIM report and Council files to be available

Move here if:

You've been searching for a home that will surprise you with the overall quality fitout, so you don't get stuck with the mundane.

You've been wanting a place that has a fully fenced section, with room to back up the boat or camper, and keeping Fido (or little Freddy) under control.

You've got an eye out for a property where it's walking distance to the cafe, schools, playground, and public transport.

Welcome home.

What it takes:

Price by negotiation.







Property Information

Property Type	House
Hot Water	Electric
Kitchen	Modern, Open Plan
Bathrooms	Ensuite, Separate Shower, Separate WCs
Stove	Electric
Interior Condition	Excellent
Exterior Condition	Excellent
Flooring	Carpet, Timber
Garaging	Double, Internal Access, Off St Parking
Fencing	Fully Fenced
Views	Urban
Sewage	Mains
Water	Town
Amenities	Close to Schools, Close to Shops, Close to Transport

Features & Chattels

Chattels	Blinds, Cooktop, Dishwasher, Drapes, Fixed Floor Coverings, Garage Door Opener Remote Control, Heated Towel Rail, Light Fittings, Rangehood, Wall Oven, 9kg Gas Bottle, Ducted Heating System
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Additional Information

More Details URL	harcourtswhangarei.co.nz/property/WR45385
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Title



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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**



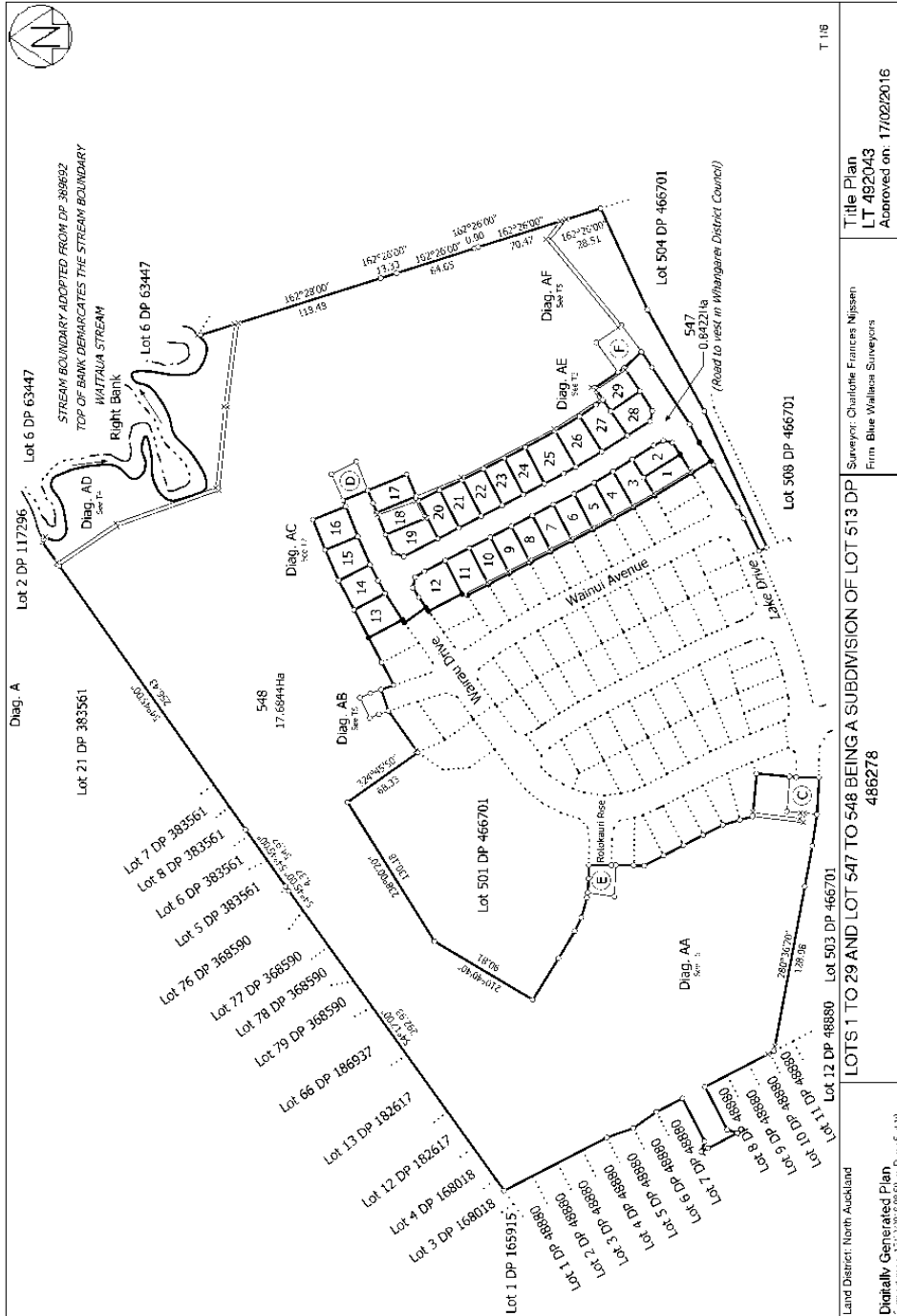

R. W. Muir
Registrar-General
of Land

Identifier 714228
Land Registration District North Auckland
Date Issued 12 February 2016

Prior References
704858

Estate Fee Simple
Area 770 square metres more or less
Legal Description Lot 26 Deposited Plan 492043
Registered Owners
Joseph Patrick Gabriel Lenssen and Anna Catherine Lenssen

Interests
10319474.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 12.2.2016 at 12:54 pm
Land Covenant in Easement Instrument 10319474.7 - 12.2.2016 at 12:54 pm
Fencing Covenant in Transfer 10392470.3 - 11.4.2016 at 4:28 pm





Paul

SUMICH

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Optimize Realty Ltd MREINZ | Licensed Agent REAA 2008

Your Salesperson

Paul Sumich

“I’m Paul, a Piccolo loving, 90’s hip hop listening, two wheeled (pedal powered, not engine) devotee. Creator, innovator, husband, and father of two living in Maunu, Whangarei.

I enjoy delivering full white glove service on property all over Whangarei.

I tend to attract attention for hand crafting high impact, quality campaigns that are unique to each property I work on. More exposure for your home, less volume overall is my work mantra.

I’m also a gun at getting your property sold quietly, if you’d prefer.

If, like me, you’re just sick of all the buzzwords that get thrown around, and are looking for more than just a “professional, hardworking, trustworthy and award winning real estate salesperson” - which is basically the bare minimum of your expectations - then I think we’ll get along pretty sweet.

I’m not another agent with smoke and mirror promises about how much your home is worth.

That’s not your style. What you need is a switched on consultant with proven strategies that don’t make you cringe. I’m here to cut through the transaction with you and create a roadmap to success.

Helping the best buyer fall in love with your home, and give you that feeling that you’d like to have a drink with me when it’s all over, and not throw one at me...

Cheers to that!

Paul “don’t call it a comeback” Sumich”



Paul Sumich

Licensed Real Estate Salesperson

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Harcourts
Whangarei