RURAL

Property Information

Harcourts

Property Address: 19 Camdon Place, Tamahere, Waikato

Legal Details: **LOT:** 3 **DP:** 378240 **CT:** 313517

Valuation Details: **CV:** 1,060,000 **LV:** 570,000 **IMP:** 490,000

Rates: 1) WDC- $3,545.77 **2)** WRC- $468.57

Building Age: 2009 **Builder:** **Construction:** Brick

Floor Area: 331m2 (more or less - source Property Guru) **Land Area:** 6276m2 (source Property Guru)

Broadband: Tick Yes **Heating:** log burner, heat transfer system **Water Heating:** Electric Cylinder & Wetback

Water: 1 x Tanks (approx 25,000) plus Trickle feed **Septic Tank:** ✔ Tick Yes

Internal Features:

Double glazed
4 Bedrooms plus office
2 living
Cottage - is 2 bedroom , 1 bathroom and consented. Heating in cottage is log burner.
cottage and main house have separate landline connections and cottage has separate power meter from main house.

Chattels:

As per sale and purchase agreement

These chattels are indicative only - please refer to the sales and purchase agreement

Other:

Cottage - share water tank with main house BUT has its own septic tank. Septic tanks are collection only tanks (no dripper lines).
Current tenants in cottage (periodical tenancy) pay $200 per week.

Reports Available: LIM report available

Disclosures: None

This information has been provided in good faith from various third party sources. If any of the information that has been provided is a material fact in your decision making to purchase the property, then it is strongly recommended that you complete your own due diligence.

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