



For Sale

30 Ara Kakara Avenue, Huapai

By Negotiation

 **3**

 **2**

 **2**

Chris Caldwell
Licensed Agent

021 333 829
chris@homesell.co.nz

Oh So Private! And Priced To Sell!

Located on the one of the most sought-after streets in Huapai, this beautifully presented 3 bedroom, 2 bathrooms home offers space, privacy, and modern comfort—perfect for families, professionals, or investors. Its elevated position enjoys all day sun and views across the native bush reserve.

Property Features:

- Gorgeous kitchen with engineered stone bench-top and a tonne of storage
- Premium stainless steel appliances, including a whisper-quiet dishwasher
- Fisher & Paykel fridge plumbed for ice and water
- Top quality drapes and blinds throughout
- Light-filled open-plan living with excellent indoor-outdoor flow
- Internal access double garage plus three additional off-street parks
- Fully fenced and gated for privacy and security
- Landscaped, easy-care grounds.
- Archgola covered outdoor patio, ideal for entertaining or relaxing.
- Walking distance to Huapai Domain, Huapai shops, Matua Ngaru school, and three playgrounds in a quiet, family-friendly neighbourhood.
- Just 10 minutes drive to Costco, Westgate shops and Northwest Mall.

This home combines modern style, thoughtful design, and a premium location - viewing is a must to appreciate all this stunning home has to offer!



Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

Land Area: 536 sqm (more or less)

Floor Area: 161 sqm (approx)

Legal Description: LOT 22 DP 481680

Rateable Value: \$1,175,000 (2024)

Rates: \$3,435.54 pa

Chattels: blinds, curtains, fixed floor coverings, oven, cook top, rangehood, dishwasher, waste disposal, fridge/freezer, light fittings, 2 heat pumps, 2 wall heaters, 2 heated towel rails, bathroom fan, garage door remote control, alarm system, smoke detectors

Disclaimer: Some of the information contained in this brochure has been provided to HomeSell/HomeSell Pro by the vendor or obtained from a third party or from sources such as Property Guru, Councils or LINZ title documents. HomeSell/HomeSell Pro has not verified the accuracy of or completeness of the information, and gives no warranty as to its accuracy, validity, or completeness. Prospective buyers should make their own enquiries or investigation as to its accuracy or completeness and seek independent legal advice if this information is material to their purchasing decision.

ARE YOU ALSO LOOKING TO SELL YOUR PROPERTY?

At HomeSell Pro, you take care of the viewings and our licensed agents do the rest for a flat fee of \$12,500* No hidden costs. No worries. Call 0800 003 001 or visit www.homesell.co.nz

*\$2,500 paid upfront and \$10,000 paid on sale. Price includes GST.