



Waikanae

11A Kohekohe Road

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Garden Area Gem

**Harcourts**  
Team Group



## 11A Kohekohe Road, Waikanae



**\*Rateable Value:** \$890,000

**\*Rates:** \$4676.201

**\*Land Value:** \$500,000

**\*Floor Area:** 190 sqm (more or less)

**\*Land area:** 724 sqm (more or less)

**\*Year Built:** 1990

**\*Legal Description:** Lot 1, DP 76986, CT WN44B/976

**\*Current valuation:** 01 August 2023

**\*Source:** City Council / Property Guru/ QV

### Chattels:

Blinds, Dishwasher, Drapes, Bathroom Extractor Fan, Fixed Floor Coverings, Garden Shed, Garage Door Opener RemoteControl, Heated Towel Rail, Light Fittings, Rangehood, TV Aerial, Waste Disposal Unit, Cooktop, Wall Oven, Smoke Detectors, Security System







## Garden Area Gem

Welcome to where your dream home awaits in the popular 'Garden Area' offering a peaceful lifestyle while being close to all amenities. This charming single level cedar clad home is warm and welcoming from the moment you step into the spacious entranceway.

Set back from the road, the three bedrooms provide a serene retreat, perfect for relaxation after a long day and the modern kitchen is equipped with top appliances, making cooking a breeze. The lounge and dining rooms are both open and light filled. Staying cozy in this home is made easy during the cooler months with the efficient and convenient gas central heating system.

Outside you can entertain effortlessly in the covered BBQ area, complete with dropdown weatherproof curtains, ensuring year-round celebrations. This home is ready for you to move in and enjoy!

Call Moira now to turn your dreams of owning this beautiful home into a reality.

















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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **WN44B/976**  
**Land Registration District** **Wellington**  
**Date Issued** 17 November 1994

**Prior References**  
WN722/65

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**Estate** Fee Simple  
**Area** 724 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 76986  
**Registered Owners**  
Robert George Winton Cleal as to a 1/2 share  
Margaret Ruth Cleal as to a 1/2 share

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**Interests**





## Moira Simpson

Salesperson

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I joined the Real Estate industry in 2001 and I genuinely enjoy working with my clients!

The point of difference I offer is that I take time to listen to my clients to understand their needs and provide them with clear and honest information. I guide them through what is one of the most significant of life's experiences and has the potential to be rather daunting and stressful, and make it smooth and simple.

My clients enjoy my friendly and professional approach and my 100% commitment to giving them an exceptional level of service. Often clients return for a second, or sometimes third time to list their homes with me which I consider the greatest of compliments.

In my spare time I enjoy renovating our home, gardening, reading and sharing great food and wine with friends. My three daughters are my greatest achievement and I love spending time with them as they have become lovely young women.

## **Harcourts** Team Group

Team Group Realty Limited Licensed Agent REAA 2008

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