

417 Te Moana Road, Waikanae

VENDOR NOTES | IMPROVEMENTS & UPGRADES

The following notes have been provided by the Vendor and are supplied for general information. Dates and descriptions are based on the Vendor's records and recollection. Buyers should satisfy themselves as to any matters material to their purchase and undertake their own due diligence.

HOUSE

- New guttering - approximately 2023.
- Roof sprayed with COE Systems - 2025.
- Eight new custom skylights installed.
- Gas installed to the house, swimming pool and cottage.
- Rinnai gas fire installed in the media room.
- Wood fire in the lounge upgraded and hearth extended.
- Electric meter box upgraded - approximately seven years ago.
- Single entry door upgraded to a double-glazed door with double-glazed side panels.
- Light sockets upgraded throughout the house and lighting upgraded to LED.
- New bore drilled.
- House painted - 2025.
- High-speed fibre installed - 2026.
- Four new double-glazed doors installed to Bedroom 2, media room, dining room and kitchen.
- Two new double-glazed bi-fold doors installed in the dining room.
- Two new double-glazed windows installed in the media room.

OUTSIDE

- Entertaining deck built - approximately 62 sq m, with access from the dining room, kitchen and Bedroom 2.
- Electric entrance gates installed.
- New gate arms - 2026.
- New louvred pergola over the deck - 2024.
- Swimming pool upgraded.
- Pool heating unit installed - 2025.
- Landscaping improvements.

COTTAGE

- New sliding door, bi-fold door and toilet windows.
- Califont hot water system installed.
- Cottage deck replaced.
- New kitchen installed in the cottage.
- Vendor advises the cottage has previously been rented for approximately \$350-\$400 per week, including power.
- An independent market rental appraisal has been obtained for the cottage, indicating an estimated rental range of \$500-\$550 per week.

Prepared from notes supplied by the Vendor.