

**33 Signal Road  
Okaihau**



**Maggie Woolley**

**021 0500 266**

**E: [office@zoomre.co.nz](mailto:office@zoomre.co.nz)**

**W: [www.zoomrealestate.co.nz](http://www.zoomrealestate.co.nz)**

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## **Complete the Dream – Lifestyle Opportunity with Huge Potential!**

Set on 2.98 hectares (7.36 acres) of lush volcanic soil, this lifestyle block offers an exciting opportunity to finish what's been started and create your own rural haven. The 160 sqm board and batten home is already habitable and requires completion to obtain its Code Compliance Certificate (CCC).

- Board & baton home requires completion for Code Compliance Certificate
- The 160 sqm 3 beds plus office home is habitable
- 7 professionally fenced paddocks
- Waste water system, mains power, water tank and water bore in place
- Auxiliary 3-bay farm shed
- Small goat shed with water tank
- Simple solar system set up
- Information available outlining potential work required for CCC
- 14km into Kerikeri & 8km to Okaihau for cafes, shops & schools
- Into golf? Okaihau Golf Club nearby

All information (including but not limited to the property area, floor size, price, address and general property description) on this info sheet is provided as a convenience to you, whilst care has been taken in preparation, no responsibility is accepted for the accuracy of the whole or any part of this document and interested persons are urged to seek legal advice and to make their own enquiries and satisfy themselves in all respects.

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# Property Details



Legal description	Lot 1 DP 359745492697	CT: 243070
Website	<a href="https://zoomrealestate.co.nz/listings/residential_sale-RX4604987-okaihau">https://zoomrealestate.co.nz/listings/residential_sale-RX4604987-okaihau</a>	
Rates	Far North District Council \$3,490.56 incl. GST per annum (2026)	
Capital Valuation	Land	\$500,000
	Improvements	\$500,000
	Capital Value	\$1,000,000 (01 Oct 2022)
Floor Area	160 m <sup>2</sup> (more or less)	
Land Area	2.9793 Ha (more or less)	
Building Age	2006	
Bedrooms	3	
Bathrooms	1	
Other rooms	Office & Storage Room	
Garaging	3 Bay Shed	
Services connected	Rainwater tank, Septic system, Mains power, Rural Broadband Internet (RBI) available	
Chattels Included	Stove, Water pump, Solar system, Electric fence unit "as is".	
Disclosure	n/a	
FNDC Property File	FNDC Property file available on request (this info is supplied by Far North District Council, Zoom Real Estate accepts no responsibility for accuracy of contents)	