

## 4 Raymond Street Kawakawa



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### Freshly Renovated 4 Bed Family Home + Views

A beautifully renovated, north-facing home ready for you to move into. Full of sun and offering stunning rural views.

- 4 generous bedrooms
- 1.5 modern bathrooms
- Brand-new kitchen & open living
- Recent upgrades: New roof, heat pump, & flooring
- Sunny balcony deck with rural views
- Great location near college, hospital & amenities
- Vacant & available now!

# Property Details



|                    |                                                                                                                                                                                 |                         |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| Legal description  | Lot 44 Deposited Plan 82909      CT: 965047                                                                                                                                     |                         |
| Website            | <a href="https://zoomrealestate.co.nz/listings/residential_sale-RX4731297-kawakawa">https://zoomrealestate.co.nz/listings/residential_sale-RX4731297-kawakawa</a>               |                         |
| Rates              | Far North District Council \$1,983.85 incl. GST per annum (2025)                                                                                                                |                         |
| Capital Valuation  | Land                                                                                                                                                                            | \$170,000               |
|                    | Improvements                                                                                                                                                                    | \$300,000               |
|                    | Capital Value                                                                                                                                                                   | \$470,000 (01 Oct 2022) |
| Floor Area         | 120 m <sup>2</sup> (more or less)                                                                                                                                               |                         |
| Land Area          | 815 m <sup>2</sup> (more or less)                                                                                                                                               |                         |
| Building Age       | 1970s                                                                                                                                                                           |                         |
| Bedrooms           | 4                                                                                                                                                                               |                         |
| Bathrooms          | 1.5                                                                                                                                                                             |                         |
| Other rooms        | n/a                                                                                                                                                                             |                         |
| Garaging           | Car port                                                                                                                                                                        |                         |
| Services connected | Town water supply, Council sewage.                                                                                                                                              |                         |
| Chattels Included  | Cooktop/Oven, Dishwasher, Rangehood, Extractor fan, Light fittings, Fixed floor coverings, Heat pump                                                                            |                         |
| Disclosure         | n/a                                                                                                                                                                             |                         |
| FNDC Property File | FNDC Property file & LIM report available on request (this info is supplied by Far North District Council, Zoom Real Estate accepts no responsibility for accuracy of contents) |                         |