

40 Wharf Road Riwaka

Enquiries Over \$839,000



Floor Area: 130 sqm (approx)

Land Area: 1,122 sqm (approx)

Where Wharf Road winds toward sea and sky,
this home stands calm as the days drift by;
a haven shaped for sunlit hours,
for quiet mornings and garden flowers.
With room to gather, room to grow,
and windows catching the evening's glow,
it offers space to breathe and stay,
a gentle pause from the busy day.
Here life feels simple, warm, and slow —
a place where tides and moments flow,
where every sunset seems to say:
you've found your home, you're meant to stay.



Lillie Broster-Turley

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Licensed Salesperson (REAA 2008)



- ✓ A Low Fair Commission
- ✓ No Upfront Costs
- ✓ Premium Marketing
- ✓ No Sale, No Fee

The Details

Address	40 Wharf Road, Riwaka
Certificate of Title	620249
Legal Description	Lot 1 Deposited Plan 465540
Zoning	Residential
Capital Value	\$850,000
Annual Rates	\$4,115.06
Land Area (approx) sqm	1,122 sqm
Floor Area (approx) sqm	130 sqm
Building age	1970-1979
Water Supply	Tank water (uncertain of size) Bore water for the garden (replaced pump within the past year)
Waste Water	Mains waste
Water Heating	Electric + wetback
Insulation	Uncertain
Cladding	Concrete (good)
Roof	Decramastic Tile
Electrics	Uncertain when last updated
Joinery	Aluminum Single + double glazing
Foundation	Concrete Pad
Bedrooms	3
Bathrooms	1 with shower, toilet bath, heated rails, vanity, plus a separate toilet
Kitchen	Open plan with dining, cork flooring
Internet	Fibre
Heating	Wood burner and heat-pump and DVS
Laundry	Internal to house with external door
Garage	Carport on south side
Fencing	Partially fenced

Floor Plan

