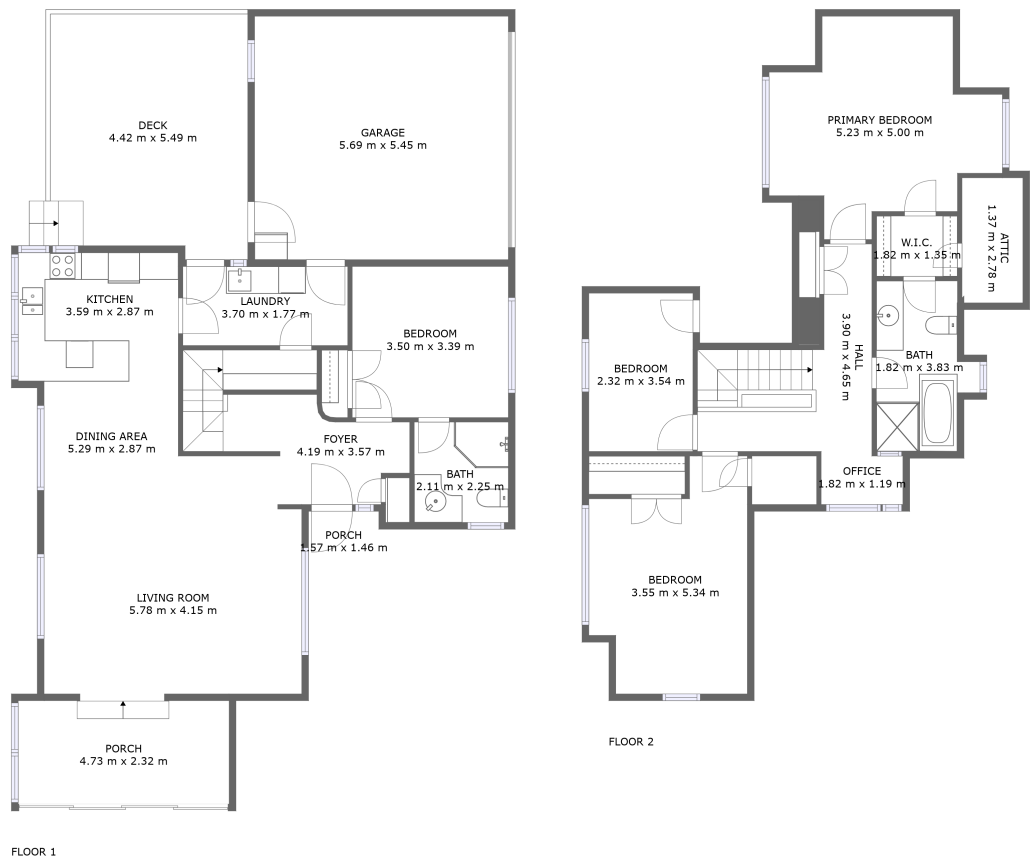


33 Kotuku Place, Matua, Tauranga 3110, New Zealand



Total Area: 156 m2

Floor 1: 85 m2, Floor 2: 71 m2

Excluded: Porch 13 m2, Deck 23 m2, Garage 31 m2, Low ceiling 8 m2, Embedded window 1 m2, Walls: 18 m2

Property summary

 **2** Floors

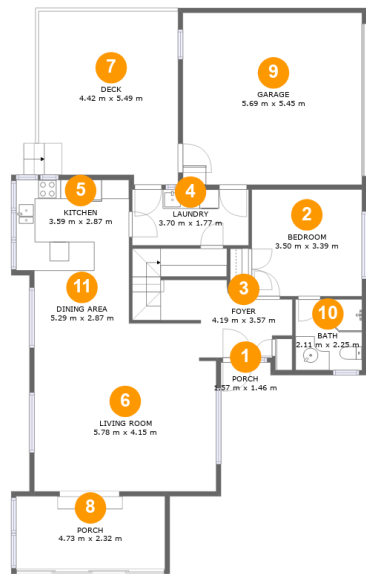
 **4** Bedrooms

 **2** Bathrooms

 **1** Garages

Home report

33 Kotuku Place, Matua, Tauranga 3110, New Zealand



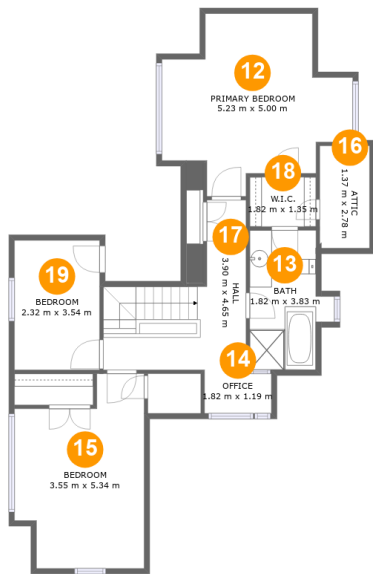
Room dimensions

Floor 1 Total:85m2 Excluded: 67m2

#		Max Dimensions	m2	Included
1	Porch	1.57 m x 1.46 m	2 m2	No
2	Bedroom	3.50 m x 3.39 m	12 m2	Yes
3	Foyer	4.19 m x 3.57 m	11 m2	Yes
4	Laundry	3.70 m x 1.77 m	7 m2	Yes
5	Kitchen	3.59 m x 2.87 m	10 m2	Yes
6	Living Room	5.78 m x 4.15 m	24 m2	Yes
7	Deck	4.42 m x 5.49 m	23 m2	No
8	Porch	4.73 m x 2.32 m	11 m2	No
9	Garage	5.69 m x 5.45 m	31 m2	No
10	Bath	2.11 m x 2.25 m	5 m2	Yes
11	Dining Area	5.29 m x 2.87 m	11 m2	Yes

Home report

33 Kotuku Place, Matua, Tauranga 3110, New Zealand

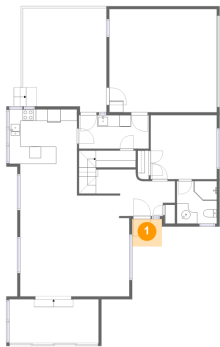


Room dimensions

Floor 2 Total:71m2 Excluded: 9m2

#		Max Dimensions	m2	Included
12	Primary Bedroom	5.23 m x 5.00 m	19 m2	Yes
13	Bath	1.82 m x 3.83 m	7 m2	Yes
14	Office	1.82 m x 1.19 m	2 m2	Yes
15	Bedroom	3.55 m x 5.34 m	16 m2	Yes
16	Attic	1.37 m x 2.78 m	4 m2	No
17	Hall	3.90 m x 4.65 m	11 m2	Yes
18	W.I.C.	1.82 m x 1.35 m	2 m2	Yes
19	Bedroom	2.32 m x 3.54 m	8 m2	Yes

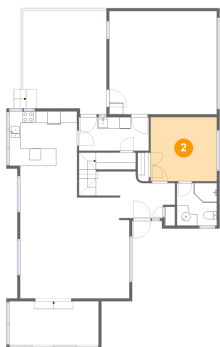
1 Floor 1 - Porch



Max Dimensions: 1.57 m x 1.46 m
Calculated Area: 2 m2
Included: No

Heated: No
Finished: Yes
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

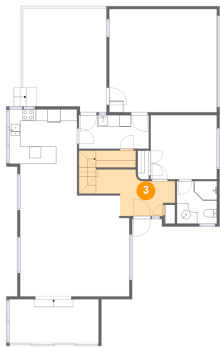
2 Floor 1 - Bedroom



Max Dimensions: 3.50 m x 3.39 m
Calculated Area: 12 m2
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

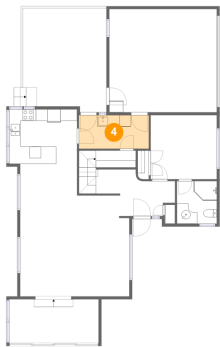
3 Floor 1 - Foyer



Max Dimensions: 4.19 m x 3.57 m
Calculated Area: 11 m2
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

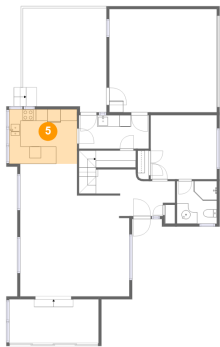
4 Floor 1 - Laundry



Max Dimensions: 3.70 m x 1.77 m
Calculated Area: 7 m2
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

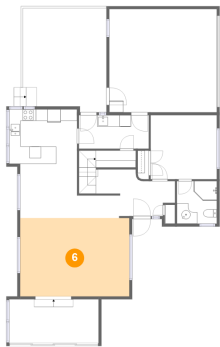
5 Floor 1 - Kitchen



Max Dimensions: 3.59 m x 2.87 m
Calculated Area: 10 m2
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

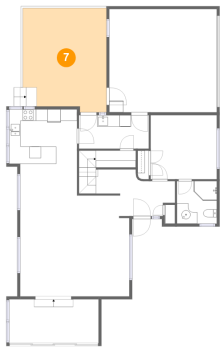
6 Floor 1 - Living Room



Max Dimensions: 5.78 m x 4.15 m
Calculated Area: 24 m2
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

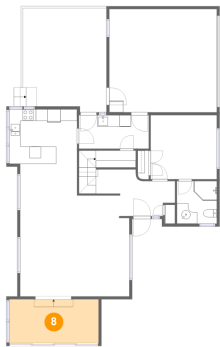
7 Floor 1 - Deck



Max Dimensions: 4.42 m x 5.49 m
Calculated Area: 23 m2
Included: No

Heated: No
Finished: Yes
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

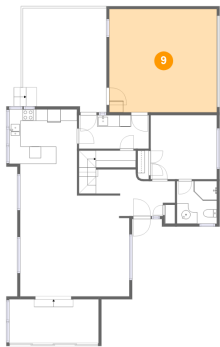
8 Floor 1 - Porch



Max Dimensions: 4.73 m x 2.32 m
Calculated Area: 11 m2
Included: No

Heated: No
Finished: Yes
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

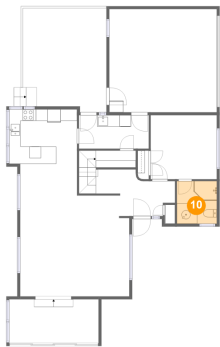
9 Floor 1 - Garage



Max Dimensions: 5.69 m x 5.45 m
Calculated Area: 31 m2
Included: No

Heated: No
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

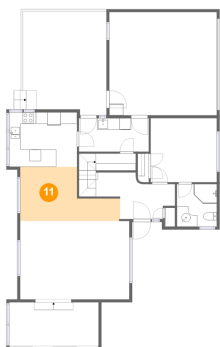
10 Floor 1 - Bath



Max Dimensions: 2.11 m x 2.25 m
Calculated Area: 5 m2
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

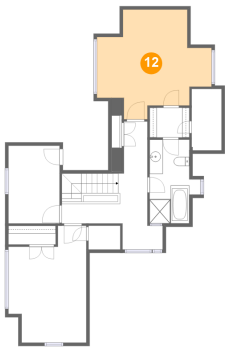
11 Floor 1 - Dining Area



Max Dimensions: 5.29 m x 2.87 m
Calculated Area: 11 m2
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

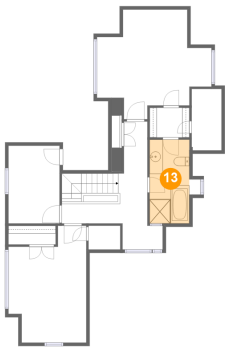
12 Floor 2 - Primary Bedroom



Max Dimensions: 5.23 m x 5.00 m
Calculated Area: 19 m2
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

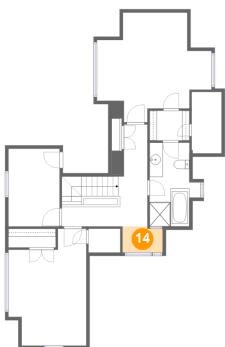
13 Floor 2 - Bath



Max Dimensions: 1.82 m x 3.83 m
Calculated Area: 7 m2
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

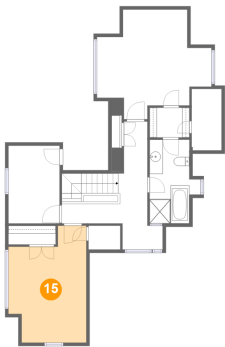
14 Floor 2 - Office



Max Dimensions: 1.82 m x 1.19 m
Calculated Area: 2 m2
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

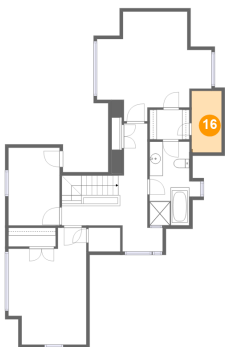
15 Floor 2 - Bedroom



Max Dimensions: 3.55 m x 5.34 m
Calculated Area: 16 m2
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

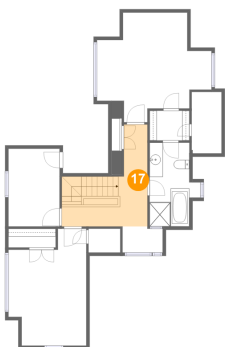
16 Floor 2 - Attic



Max Dimensions: 1.37 m x 2.78 m
Calculated Area: 4 m2
Included: No

Heated: No
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

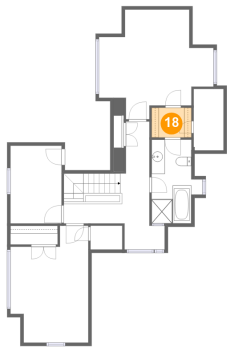
17 Floor 2 - Hall



Max Dimensions: 3.90 m x 4.65 m
Calculated Area: 11 m2
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

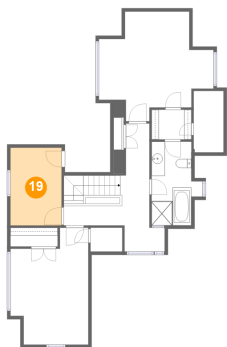
18 Floor 2 - W.I.C.



Max Dimensions: 1.82 m x 1.35 m
Calculated Area: 2 m2
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

19 Floor 2 - Bedroom



Max Dimensions: 2.32 m x 3.54 m
Calculated Area: 8 m2
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No