

Pōhutukawa Coast & Country PROPERTY GUIDE

December 2023



1 Maraetai Heights Road, Maraetai

Tender: Thursday 7th December 4:00pm

Open Homes: Saturday and Sunday 2:00 - 2:30pm

LIFE ON THE BIG SCREEN! This solidly built (predominantly block, brick and concrete) 2 storey home offers expansive sea views. The main living space is all on one level, along with 3 double bedrooms. The spacious open plan lounge/dining and recently upgraded designer kitchen provide you with 180 degree "big screen" views of the Hauraki Gulf. The Northern aspect of the decks grab all day sun, while the covered entertaining area off the main living space provides summer shade and effortless outdoor connection to the lawn and views! The solid concrete mid-floor and concrete block basement area of this approximately 300m2 home is where you will find the 3 car garage workshop. Downstairs has a second lounge or office and separate bathroom/laundry combo and storage room, ideal for the gym, tools or wine cellar! 2 road entrances and massive off-street driveway parking, perfect for your boat, motorhome or jet skis. Watch our Special Agents 003 video tour.

Marketed By: Special Agents 003

Ian Boswell 027 285 9314,
Nicolette Hale 027 702 9157,
Jenny Chandler 020 4000 2564,
Mark Van Etten 027 523 2245

BARFOOT & THOMPSON



25 Te Pene Road, Maraetai

Auction On Site 2:30 pm Sunday 10 December 2023 (Unless Sold Prior)

Open Homes: Saturday & Sunday 12:45 - 1:15pm

SLICE OF HEAVEN Well, we found a place by the sea, you see. A home so lovely, it's as sweet as can be. With four bedrooms and views that just thrill. This house on Te Pene is a dream to fulfil. The upper level shines, open and bright. Living, dining, kitchen, all pure delight. And from the balcony, oh, what a sight. Sea views like heaven, morning to night. Downstairs, the master bedroom's a treat. With sea views so grand, can't be beat. Waking up here is an endless feat. A slice of heaven right at your feet. Your tropical haven, so lush and green. Banana trees guide you to the scene. Of Tracey's walk, a serene routine. To the beach and boat club, it's a sailor's dream. You'll love this home, it's one of a kind. Its quirky charm will capture your mind. From the moment you step inside, 25 Te Pene, forever entwined. So come and see, don't delay, make it real. Embrace the coastal life, it's an ideal deal. With sea views like heaven, it's a steal. This slice of heaven, your heart will feel.

Marketed By:

Brie Bignell
021 400 979
OFFICE: 09 536 7011
Lighthouse Real Estate Ltd
- Licensed (REAA 2008)



COMPETITION CREATORS®

Choose A Ray White Beachlands Auction For When Every Dollar Counts...

Our Auction results continue to impress in 2023!









With a typical Days On Market (DOM) of 29, and an 82.4% clearance rate within 90 days, versus Private Treaty, which typically sits around 53 DOM and with a 44.4% 90 day clearance rate, it is the Auction method that clearly outperforms all other methods of sale.

Stats updated and reflective of current internal market trends as at 27/11/2023

FREE AUCTIONS FOR THE REMAINDER OF 2023

List for sale by Auction with us between now and December 31, 2023 and pay no Auctioneers Fees

Reasons why a Ray White Auction works best

-  An Auction Contract is a VENDORS Contract, giving the Vendor complete control of the entire process
-  We actively work with and welcome Conditional Buyers throughout the campaign
-  We accept work-in requests from other Agencies from Day 1
-  The Auction method is transparent, giving Buyers better certainty and more confidence in value
-  Multiple Bidders are not required in order to achieve "Under The Hammer" success
-  We are flexible with location - hold your Auction On-Site, Virtually, or in our local, purpose built In-Room facility
-  Auction Clearance Rates continue to outperform all other methods of sale ***Ask us for the statistical evidence**
-  ***Ask us about our DUAL CAMPAIGN philosophy, providing Vendors with the best opportunity to sell for a premium**

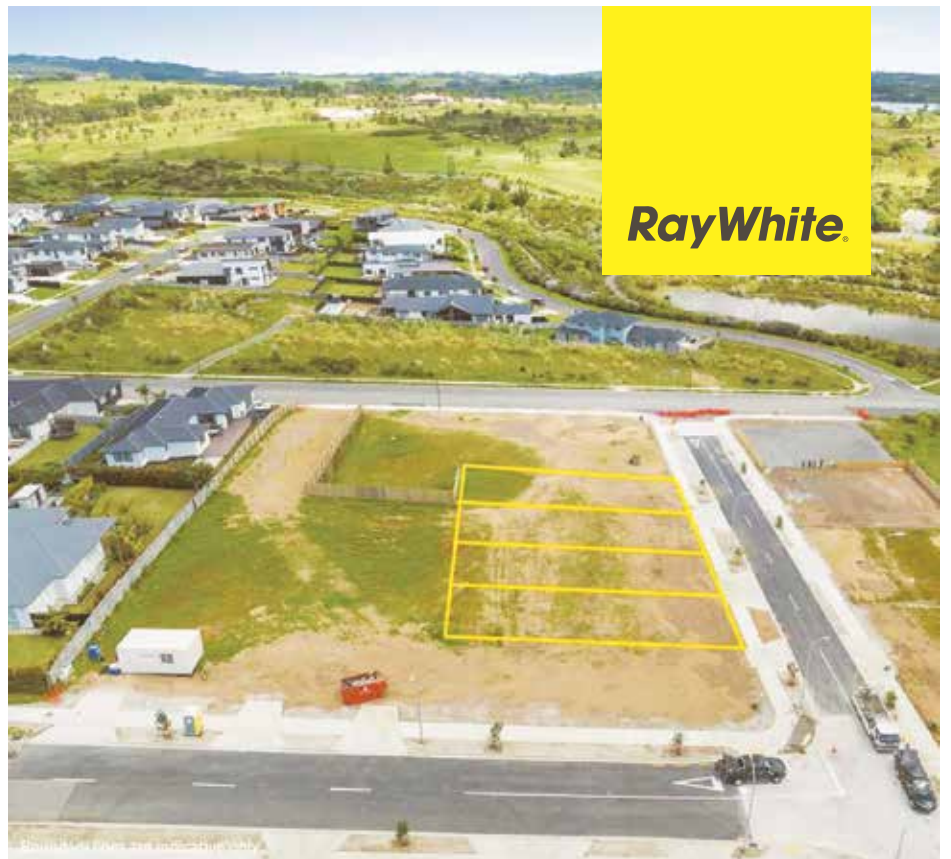


Most Recent Case Study: 103 Beachlands Road Beachlands

Auction Held 6:00 pm on 27 November, 2023
 Days On Market: 18
 Total Number of Inspections: 18
 Pre Auction Offers: N/A
 Active Bidders: 2
 Sold Under The Hammer for \$1,312,000

Check Out The Full Video Coverage Here:
rwbeachlands.co.nz/watch-our-auctions-live

Live Update	
SOLD	\$1,312,000
Time	Amount
6:58:36 PM	Sold
6:58:22 PM	Third & Final
6:58:16 PM	Going Twice
6:58:13 PM	Going Once
6:57:59 PM	On The Market
6:57:46 PM	\$1,312,000
6:31:36 PM	Under Negotiation
6:31:22 PM	Third & Final
6:31:20 PM	Going Twice
6:31:18 PM	Going Once
6:30:43 PM	\$1,250,000
6:30:35 PM	\$1,230,000
6:30:28 PM	\$1,220,000
6:30:22 PM	\$1,210,000
6:29:58 PM	\$1,200,000
6:29:52 PM	\$1,175,000
6:29:28 PM	\$1,150,000
6:29:21 PM	\$1,125,000
6:28:57 PM	\$1,100,000
6:28:48 PM	\$1,050,000
6:28:44 PM	Third & Final
6:28:42 PM	Going Twice
6:28:40 PM	Going Once
6:28:27 PM	\$1,000,000



FOR SALE

Asking Price \$650,000 plus GST each

44 Eighth View Avenue Beachlands, Lots 39, 40, 41, 42 Lots to choose from - 4 sections. VOLUME DISCOUNT will be considered. Each section is 300sqm.

An exceptional opportunity that awaits your creative touch. The sections are meticulously planned for duplex builds, catering to the growing demand for modern, multi-generational housing solutions. Next to Metlife Retirement Village and a short stroll away from Pine Harbour Marina Ferry Services. Are you a savvy developer searching for the perfect canvas to bring your vision to life? Look no further!

rwbeachlands.co.nz/BCH30774

Lighthouse Real Estate Ltd Licensed (REAA 2008)

Asking Price

\$650,000 plus GST each



Brianne Bignell

021 400 979

brianne.bignell@raywhite.com

ALAN WHITE
ELITE
PERFORMER 22-23



Paula Kirkman

021 0290 8007

paula.kirkman@raywhite.com

WHY WAIT?



Everybody deserves to smile this Christmas

Drop your Food Donations, Christmas Treats or Supermarket Vouchers into our office and we'll make sure it gets to a deserving member of our community.

We are supporting Takutai Charitable Trust, because everyone should receive a gift this Christmas.

Ray White Beachlands

81 Second View Avenue,
Beachlands
09 536 7011

rwbeachlands.co.nz/

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Recent Sales

How good would a big yellow sold sticker look in front of your home?



SOLD

23 Third View Avenue
Beachlands
barfoot.co.nz/850537



SOLD

7 Artists Avenue
Beachlands
barfoot.co.nz/857269



SOLD

19 Ambrose Lane
Whitford
barfoot.co.nz/856360



SOLD

25 Maraetai Heights Road
Maraetai
barfoot.co.nz/834775



SOLD

21 Constellation Avenue
Beachlands
barfoot.co.nz/856153



SOLD

9 Intrepid Crescent
Beachlands
barfoot.co.nz/852289



SOLD

59 Jack Lachlan Drive
Beachlands
barfoot.co.nz/850226



SOLD

34 Wakelin Road
Beachlands
barfoot.co.nz/825416



SOLD

26 Maraetai School Road
Maraetai
barfoot.co.nz/855408



SOLD

80 Eighth View Avenue
Beachlands
barfoot.co.nz/855015



SOLD

175 McGregor Road
Clevedon
barfoot.co.nz/854918



SOLD

35 Constellation Avenue
Beachlands
barfoot.co.nz/849543

Beachlands
09 536 4990

Whitford
09 530 8292

BARFOOT & THOMPSON
LICENSED REAA 2006



NEW LISTING



NEW LISTING

MARAETAI

1 MARAETAI HEIGHTS ROAD



TENDER

4:00pm Thursday 7th December (unless sold prior)

VIEWING

003 OPEN HOMES: Sat & Sun 2:00pm-2:30pm

barfoot.co.nz/858004

Life On The Big Screen

- Stunning 180 degree sea views
- Large open plan lounge and dining area
- Upgraded designer kitchen with views
- Fully covered outdoor entertaining area
- Approximately 300m² spacious home
- Predominantly block, brick and concrete
- 2 street entrances with great parking
- Big 3 car garaging workshop space

SPECIAL AGENTS 003

Ian, Jenny, Mark and Nicolette
 Jenny Chandler 0204 000 2564

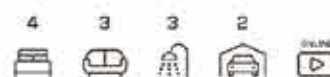
Ian Boswell 027 285 9314

Nicolette Hale 027 702 9157

Mark Van Etten 027 523 2245

BEACHLANDS

83 SEVENTH VIEW AVENUE



TENDER

4:00pm Thursday 14 December (unless sold prior)

VIEWING

003 Open Homes: SAT & SUN 12 - 12:30pm

barfoot.co.nz/858092

BLACK TO THE FUTURE

- Approximately 260m² modern home
- Stylish kitchen and open plan living
- Double glazed, heat pump and fireplace
- Living area opens out to flat lawn
- 806m² flat section, good parking space
- Weatherboard, brick and longrun
- Self contained guest studio with own entrance, kitchenette and bathroom

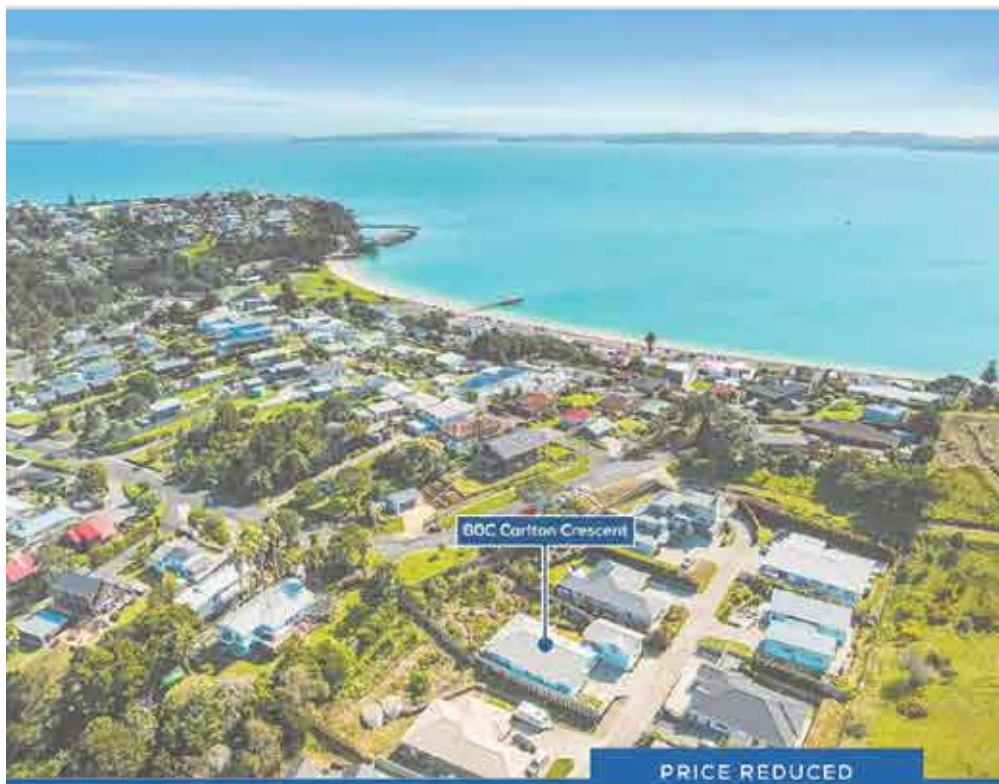
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 Jenny Chandler 0204 000 2564

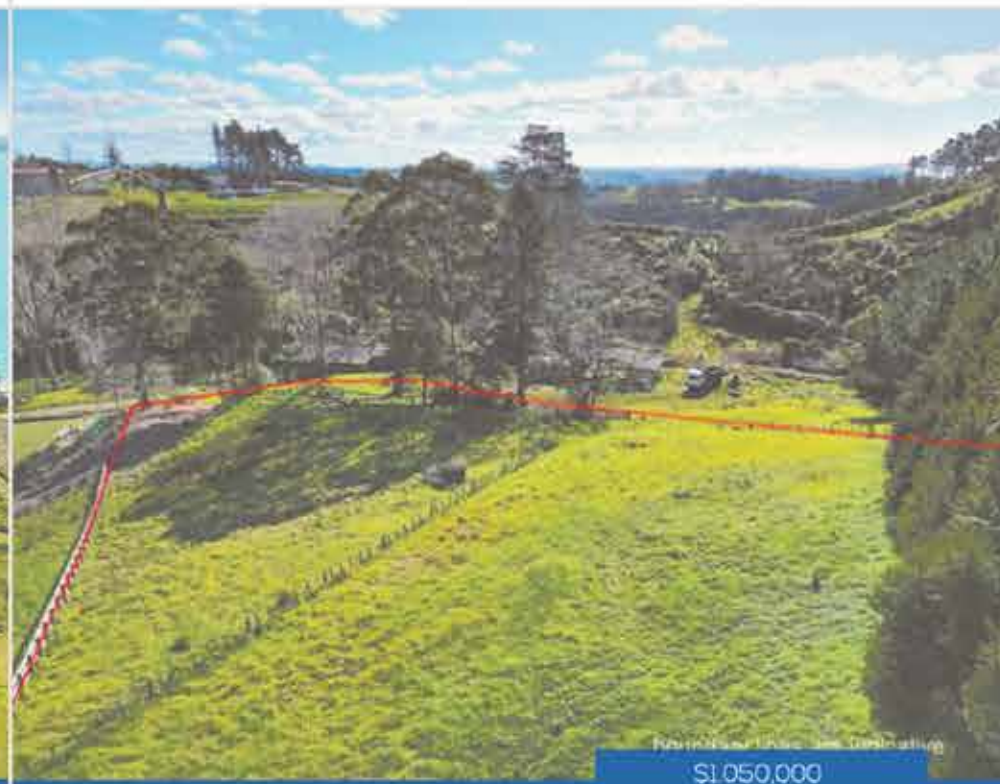
Ian Boswell 027 285 9314

Nicolette Hale 027 702 9157

Mark Van Etten 027 523 2245



PRICE REDUCED



\$1,050,000

MARAETAI

80C CARLTON CRESCENT



FOR SALE

\$1569000

VIEWING

Phone For Viewing Times

barfoot.co.nz/853018

PRICED FOR IMMEDIATE SALE

Ocean blue-coloured walls with contrasting white joinery and large covered decks create the perfect family beach home located only a few minutes' walk from Maraetai Beach. At only 5 years young this home is all about easy-breezy living by the sea.

Mike Deverell

021 466 300

m.deverell@barfoot.co.nz

Kobus Steyn

022 350 2428

k.steyn@barfoot.co.nz

WHITFORD

283 ARA-KOTINGA

8239m²

FOR SALE

\$1050000

VIEWING

Phone for Viewings

barfoot.co.nz/853158

Your Dream Lifestyle Home Awaits

Are you yearning for your own private sanctuary, somewhere to create your very own dream lifestyle home? This unique development in the hills above Whitford offers an open invitation for you to paint your own masterpiece on this blank canvas.

Matthew Brown

027 549 4673

m.brown@barfoot.co.nz

Kathryn Morris

027 486 3488




k.morris@barfoot.co.nz

JUST LISTED

New Zealand

Sotheby's
INTERNATIONAL REALTY

255 Clifton Road, Whitford

8  4.5  3  Land: boundary lines indicative only - 5.13 ha

Sitting on over 5ha of land perfectly elevated above the coastline with stunning sea views. 8-bedrooms, 4.5 bathrooms, two entrances, includes separate 3-bedroom cottage ideal for tenants, guests or extended family. A stunning 470 sqm of open plan living (excluding the cottage) flows seamlessly out to wrap around decks with multiple entertaining areas and stunning views down to the water.

A perfect opportunity to claim your new address within this sought-after lifestyle location.

OPEN HOME: Twilight viewing Wed 29 Nov 5:30pm-6:30pm, and from Dec 2-17 Sat&Sun 11:00am - 11:45am.

INTERNATIONAL TENDER: Closing 12pm, Tuesday 19 December 2023 (unless sold prior).

VIEW: nzsothebysrealty.com/SED10006

Carolyn Hanson 0277 80 80 06
carolyn.hanson@nzsir.com

Markus Blum 027 462 8080
markus.blum@nzsir.com

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Matthew Woodward | matthewwoodward@signature.co.nz | 021 0245 1308

Angela Whiting | angelawhiting@signature.co.nz | 021 818 500

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 Brenda Ellis 021 924 315 Sales Consultant	 John Ryburn 027 477 5433 Sales Consultant	 Richard Sumner 027 292 4754 Sales Consultant
 Sue Baldick 021 924 862 Sales Consultant	 Vikram Nayyar 027 373 6759 Sales Consultant	 Lesley Robinson 09 292 8388 Admin / Rentals

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Pōhutukawa Coast & Country OPEN HOMES

OPEN HOMES - SATURDAY 2 DECEMBER & SUNDAY 3 DECEMBER 2023

SATURDAY	SUNDAY	PRICE	ADDRESS	DESCRIPTION	OFFICE
12:00 - 12:30	12:00 - 12:30	\$1,885,000	110A Beachlands Road, Beachlands	5 bedrooms, 3 bathrooms, 3 lounges, approx 330m ² , double glazing, 6 years old	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	Price By Negotiation	26 Bell Road, Beachlands	Home & income. 2 homes on 1/4 acre. 4 bedroom back house + 2 bedroom front house	Barfoot & Thompson
2:00 - 2:30	2:00 - 2:30	Tender 29 Nov (unless sold prior)	39 Karo Road, Beachlands	4 bedrooms, 3 bathrooms, 2 lounges, 2 garaging, screened parking area	Barfoot & Thompson
	3:00 - 3:30	Price By Negotiation	59 Eighth View Avenue, Beachlands	Stylish single level modern home, 4 bedrooms, 2 bathrooms, 2 lounges, sea views	Barfoot & Thompson
12:00 - 12:30	12:00 - 12:30	Tender 14 Dec (unless sold prior)	83 Seventh View Avenue, Beachlands	4 bedrooms, 3 bathrooms, 2 lounges, 2 car garaging, self-contained 1 bedroom guest wing	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	Tender 29 Nov (unless sold prior)	158 Ninth View Avenue, Beachlands	5 bedrooms, 4 bathrooms, 2 lounges, 2 car garaging, automatic blinds	Barfoot & Thompson
2:00 - 2:30	2:00 - 2:30	Tender 7 Dec (unless sold prior)	1 Maraetai Heights Road, Maraetai	3 bedrooms, 3 bathrooms, office, 2 lounges, 3 car garaging, expansive sea views	Barfoot & Thompson
12:00 - 12:30	12:00 - 12:30	\$1,639,000	60C Carlton Crescent, Maraetai	5 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging, sleep out	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	Tender 7 Dec (unless sold prior)	39 Maraetai School Road, Maraetai	6 bedrooms, 3 bathrooms, 2 lounges, office, pool, sea views	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	\$1,745,000	9 Matara Avenue, Maraetai	4 bedrooms, 3 bathrooms, 2 car garaging	Barfoot & Thompson
11:00 - 11:30	1:00 - 1:30	\$1,649,000	21A Te Makuru Lane, Maraetai	5 bedroom, 3 bathroom, 2 lounges, 2 car garaging	Barfoot & Thompson
12:30 - 1:00	12:30 - 1:00	Tender 7 Dec (unless sold prior)	12 Te Makuru Lane, Maraetai	5 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging, expansive views	Barfoot & Thompson
2:00 - 2:30	2:00 - 2:30	Auction (unless sold prior)	16 Te Pene Road, Maraetai	4 bedrooms, 2 bathrooms	Barfoot & Thompson
12:00 - 12:30	12:00 - 12:30	\$1,875,000	530 Whitford Road, Whitford	2 bedroom, 2.4744Ha (more or less), building platform	Barfoot & Thompson
3:00 - 3:45		Price By Negotiation	15 Ridgeline Way, Whitford	4 bedroom, 3 bathroom, 3 lounges, 2 car garaging, 3810m ² gardens, elevated views	Barfoot & Thompson
11:00 - 11:30	11:00 - 11:30	Auction (unless sold prior)	146 Union Road, Howick	1960's brick and long run unit in central location	Ray White Beachlands
11:15 - 11:45	11:15 - 11:45	Price By Negotiation	1/6 Unga Place, Beachlands	Affordable and spacious property that offers cash flow potential offer, with minimal fuss!	Ray White Beachlands
12:00 - 12:30		\$1,525,000	31 Doidge Street, Beachlands	Beautiful Fletcher build home with unique floor plan	Ray White Beachlands
12:00 - 12:30	12:00 - 12:30	Auction (unless sold prior)	84 Liberty Crescent, Beachlands	Step into a world of elegance and comfort, this remarkable home promises to captivate	Ray White Beachlands
12:45 - 1:15	12:45 - 1:15	\$1,595,000	42 Columbia Crescent, Beachlands	Spinnaker Bay location, unique styling and beautifully presented 4 bedroom home	Ray White Beachlands
12:45 - 1:15	12:45 - 1:15	Auction (unless sold prior)	25 Te Pene Road, Beachlands	Slice of Heaven - absolute waterfront paradise	Ray White Beachlands
1:30 - 2:00	1:30 - 2:00	\$1,980,000	10 Craig Road, Maraetai	Classic Kiwi dream - 1401 sq m bordering reserve with a well built 44 year old 4 bedroom family home	Ray White Beachlands
1:30 - 2:00	1:30 - 2:00	Auction (unless sold prior)	25 Doidge Street, Beachlands	Excellent family Fletcher build home, elevated cul-de-sac location	Ray White Beachlands
2:15 - 2:45	2:15 - 2:45	\$1,045,000	147 Maraetai Drive, Maraetai	Your entry level to Maraetai awaits. Bonus sea views from the master suite!	Ray White Beachlands
2:30 - 3:00	2:30 - 3:00	Auction (unless sold prior)	2 George Coudrey Lane, Beachlands	Brand new 5-bedroom, 3-living, 3.5-bathroom property is the perfect home for the choosy family	Ray White Beachlands
4:00 - 4:30		Auction (unless sold prior)	33 Kerswill Place, Pakuranga	Beside the Tamaki River, proximate to Pakuranga & the eastern transport hub. This location that has it all!	Ray White Beachlands



Pōhutukawa Coast & Country OPEN HOMES

OPEN HOMES - SATURDAY 2 DECEMBER & SUNDAY 3 DECEMBER 2023 - SEE INSIDE BACK COVER



16 Te Pene Road, Maraetai

Price By Negotiation

Open Homes: Saturday & Sunday 2:00 - 2:30pm

This very nicely modernised, 4 double bedroom, 2 bathroom weatherboard home offers perfect work from home opportunities and a great location close to beach walks, the local school and shops and a wide outlook over Maraetai's picturesque hills. If you really need to unwind, walk out of the master bedroom straight to your private oasis, where your hard days work will be soothed away in the spa pool, and with the built-in gazebo you can enjoy it all year around, The ground floor is currently set up and council consented as a hairdressing salon, complete with its own entrance, bathroom/toilet facilities and off-road car parking but could easily be utilised as a great games room, teenage retreat or maybe even AirBnB opportunities. All this is available on a freehold fully fenced 855m2 section with a large lawn and a great location! Call us to view now.

Marketed By: MKS - Matt Kath Stu
Matthew Brown 0275 494 673
Kathryn Morris 0274 863 488
Stuart Fitzpatrick 0276 680 287

BARFOOT & THOMPSON



84 Liberty Crescent, Beachlands

Auction @ The Shed 6:00 pm Monday 11 December (Unless Sold Prior)

Open Homes: Saturday & Sunday 12:00 - 12:30pm

SWEET DREAMS Step into a world of elegance and comfort as this remarkable home promises to captivate you from the moment you enter. Meticulously maintained by proud homeowners, this residence exudes charm and sophistication that is hard to overlook. The heart of this home lies in its grand kitchen and dining area that seamlessly flow out to a sprawling deck, perfect for hosting gatherings or simply enjoying the tranquillity of the outdoors. Immerse yourself in leisure with a delightful outdoor shower / water feature, offering a refreshing oasis to unwind after your day's adventures, ensuring your nights are filled with sweet dreams. The blend of convenience and luxury is epitomised by a double garage and ample off-street parking, providing plenty of room for vehicles, boats or caravans, ensuring all your storage needs are met effortlessly. Situated in the highly sought-after location of Spinnaker Bay, this residence enjoys proximity to the local beach and dog park, offering a coveted lifestyle marked by coastal charm and community ambience. A short stroll is all it takes to embrace the serene beauty that surrounds this exceptional home.

Marketed By:
Paula Kirkman
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Lighthouse Real Estate Ltd
- Licensed (REAA 2008)