

Pōhutukawa Coast & Country PROPERTY GUIDE

November 2023



21 Constellation Avenue, Spinnaker Bay, Beachlands

Tender: Thursday 16th November 4:00pm

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

LUCKY TWENTY ONE Whether you are searching for a gorgeous single level brick built home or playing a game of blackjack, you've been dealt a perfect hand with 21, it's your lucky day! Tropical landscaping envelopes its contemporary form showcasing connection to the lush grounds where formed patios extend the home's superb approximately 275m² design. There's 4 bedrooms, office, 2 bathrooms, storage room, dining room and 2 separate living areas. On a flat fenced 934m² section right next to the reserve, odds are the family will love all the space and tranquility. The alfresco living with indoor outdoor flow is hard to beat plus the new kitchen and living area open out to the covered outdoor lounge. 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



14B Marine Garden Crescent, Beachlands

\$1,160,000

Open Homes: Saturday & Sunday 11:15 - 11:45am

STUNNING START Step inside your New Haven, where comfort and style unite. The spacious master bedroom boasts the luxury of a walk-in wardrobe and ensuite, providing you with a private sanctuary to unwind after a long day. The two additional bedrooms are perfect for family, guests, or a home office, offering versatile living options. This low-maintenance home is designed with your convenience in mind, giving you more time to enjoy the beautiful Beachlands lifestyle. Imagine spending your weekends exploring nearby beaches, taking leisurely strolls along the marina or simply relaxing in your own piece of paradise. Situated just a short stroll away from Pine Harbour Marina, you'll have easy access to the local ferry service that seamlessly connects you to Auckland's bustling CBD. Say goodbye to long commutes and hello to more time for the things that matter. Whether you're a first-time buyer, an astute investor or looking to downsize in style, this property offers it all. Contact us today to schedule a viewing and turn your dream of calling Beachlands home into a reality. Your coastal sanctuary awaits!



Marketed By:

Conor Duffy
021 0228 3366
OFFICE: 09 536 7011
Lighthouse Real Estate Ltd
- Licensed (REAA 2008)



COMPETITION CREATORS®

Opt For 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 25, and an 83.3% clearance rate within 90 days, versus Private Treaty, which typically sits around 35 DOM and with a 44.4% 90 day clearance rate, it is the Auction method that clearly outperforms all other methods of sale.

FREE AUCTIONS FOR THE REMAINDER OF 2023!!!

List for sale by Auction with us between now and December 20, 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**



Case Study: 57 Angiangi Crescent, Beachlands

Auction Held 6:00 pm on 30 October, 2023
 Days On Market: 26
 Total Number of Inspections: 30
 Pre Auction Offers: 1
 Active Bidders: 2
 Sold Under The Hammer for \$1,631,000

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

Live Update

Time	Amount
SOLD	\$1,631,000
6:20:23 PM	Sold
6:20:03 PM	Third & Final
6:19:59 PM	Going Twice
6:19:55 PM	Going Once
6:19:27 PM	\$1,631,000
6:19:26 PM	\$1,630,000
6:18:28 PM	\$1,625,000
6:08:29 PM	Under Negotiation
6:08:02 PM	Third & Final
6:08:00 PM	Going Twice
6:07:59 PM	Going Once
6:07:34 PM	\$1,620,000
6:07:32 PM	\$1,615,000
6:07:12 PM	\$1,610,000
6:07:09 PM	\$1,605,000
6:06:39 PM	\$1,600,000
6:06:37 PM	\$1,595,000
6:06:29 PM	\$1,590,000
6:06:26 PM	\$1,585,000
6:06:17 PM	\$1,580,000
6:05:53 PM	\$1,575,000
6:05:26 PM	\$1,550,000
6:05:20 PM	\$1,500,000



AUCTION

7 The Way, Beachlands

Home Sweet Home - This single-level gem, located on quiet cul de sac, is the epitome of comfort & convenience, with an array of fantastic features.

- Extra-large open-plan living, kitchen & dining area, offering plenty of space for entertaining.
- Seamless flow extends to a flat, fully fenced, north-facing backyard, ensuring endless sunny afternoons & outdoor fun.
- Constructed with durable brick and tile, this home is not only stylish but built to last. Don't miss your chance to make this delightful Beachlands residence your own.

rwbeachlands.co.nz/BCH30755

Lighthouse Real Estate Ltd Licensed (REAA 2008)

3 1 2 1 2 736

Auction

The Shed @ Ray White Beachlands
6:00 pm Monday 20 November 2023
(Unless Sold Prior)

View

Saturday & Sunday
12:45 - 1:15 pm



Paula Kirkman

021 0290 8007
paula.kirkman@raywhite.com



Brianne Bignell

021 400 979
brianne.bignell@raywhite.com

ALAN WHITE
ELITE
PERFORMER 22-23

WHY WAIT?



AUCTION

147 Maraetai Drive, Maraetai

Seas the Day - this charming property is an absolute gem:

- 3 bedrooms, 1 study & 2 bathrooms, offering a fantastic opportunity for anyone seeking comfort, convenience & captivating sea views.
- Extension has given rise to a master bedroom, ensuite & balcony with sea view.
- The large backyard is a paradise for children & pets.
- Just a stone's throw away from Maraetai Beach school, the beach & local shops. Create lasting memories in a home filled with potential and surrounded by natural beauty.

rwbeachlands.co.nz/BCH30699

Lighthouse Real Estate Ltd Licensed (REAA 2008)

3 1 2 1 1 809

Auction

The Shed @ Ray White Beachlands
6:00 pm Monday 20 November 2023
(Unless Sold Prior)

View

Saturday & Sunday
2:15 - 2:45 pm



Brianne Bignell

021 400 979
brianne.bignell@raywhite.com

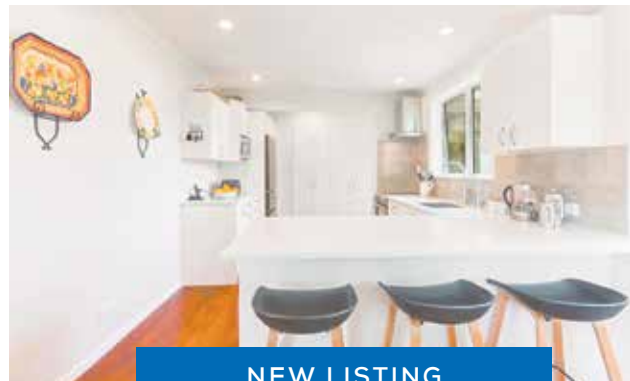
ALAN WHITE
ELITE
PERFORMER 22-23



Paula Kirkman

021 0290 8007
paula.kirkman@raywhite.com

WHY WAIT?



NEW LISTING

BEACHLANDS

23 THIRD VIEW AVENUE



TENDER

Closes Thursday 23rd November 2023
 at 4:00pm (unless sold prior)

barfoot.co.nz/850537

VIEWING

Open Home Sat 3:00 - 3:30pm
 Sun 3:00 - 3:30pm

Skip the DIY

No need to pick up a hammer or paintbrush - this property is move-in ready, and the hard work has already been done for you. On a spacious 1,102m² site in 'Old Beachlands' this home is sure to get attention from busy professionals and investors.

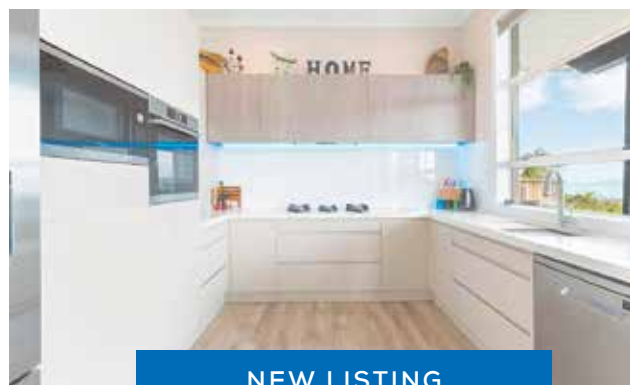
A charming traditional home, which was relocated to the site in the mid-90s, has been thoughtfully updated over the years.



Mike Deverell
 021 466 300
m.deverell@barfoot.co.nz



Kobus Steyn
 022 350 2428
k.steyn@barfoot.co.nz



NEW LISTING

MARAETAI

39 MARAETAI SCHOOL ROAD



TENDER

Closes Thursday 23rd November 2023
 at 4:00pm (unless sold prior)

barfoot.co.nz/855208

VIEWING

Open Home Sat 1:00 to 1:30pm
 Sun 1:00 to 1:30pm

Coastal Gem with Treasure Streams

In the heart of this idyllic coastal haven, you'll discover more than just a home; it's a treasure trove of opportunity. With panoramic sea views and the promise of steady income, it's your chance to experience the coastal dream.



Mike Deverell
 021 466 300
m.deverell@barfoot.co.nz



Kobus Steyn
 022 350 2428
k.steyn@barfoot.co.nz



JUST LISTED

New Zealand

Sotheby's
INTERNATIONAL REALTY

SOLD

67 Wakelin Road, Beachlands

4  2  Floor: 124 sq m Land: 2,378 sq m

Nestled atop a magnificent clifftop, this north-facing property boasts mesmerising uninterrupted panoramic vistas that stretch across the Hauraki Gulf, encompassing Waiheke Island, Musick Point, Rangitoto Island, and the surrounding archipelago. Set upon an exclusive, elevated 2,378 sqm plot, this rare gem is gracing the market for the first time in over two decades. A charming 1960s bungalow rests at the rear of the property, with a self serviced studio behind, offering a one-of-a-kind chance for the buyer to reimagine their dream home. Over the years, the seller, a keen gardener has cultivated a thriving orchard and breathtaking garden to ensure unrivalled privacy and seclusion on the plot. Don't miss this exclusive estate opportunity of a lifetime.

Open Homes Sat/Sun 11:00am - 11:45am.

Boundary lines are indicative only.

INTERNATIONAL TENDER: Closing 3pm, Tuesday 14 November 2023 (unless sold prior)

VIEW: nzsothebysrealty.com/SED10005

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Sarah Richardson 021711156
sarah.richardson@nzsir.com

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Secure your new home *in Clevedon*



Clevedon offers one of Auckland's most desirable lifestyle locations, with cafes, markets, parks, and reserves within walking distance, and local wineries are only a short drive away. Signature Homes has sections available at The Vines, Conmara Estate & the Clevedon Meadows developments.

Contact Signature Homes Botany & Manukau today to secure your place in Clevedon

Matthew Woodward | 021 024 51308

Angela Whiting | 021 818 500



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HOMES Est. 1983
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NEW LISTING



Beachlands 37 Motukaraka Drive

Styled for easy living!

When elevation, sun, a sea outlook, and light-filled living are at the top of your wish list, this is the home for you! Understated from the road, you simply must step inside to appreciate what this as-new home has to offer. Centre stage is the stunning open-plan kitchen, connecting all the living areas for easy flow to a sheltered patio - seamless entertaining of family and friends. A formal lounge/media room can be closed off for peace and quiet. Set on a generous 1,082 sqm (more or less) site, there's potential to add a swimming pool, minor dwelling, or work-from-home space in addition to plenty of off-street parking plus garaging. Minutes to the marina for your boat, city ferry, cafe life, or evening strolls, you'll love all that living here has to offer. Discover an easy-breezy, out-of-the-box home with all the ingredients for stylish living at every stage of life in this suburban coastal locale.

bayleys.co.nz/5102463

4 2 2 2

Set Sale Date (unless sold prior)
 4pm, Thu 23 Nov 2023
 1/42 Wakelin Road, Beachlands, Auckland
View Sat/Sun 1.45-2.15pm
Clare Dower 021 20 66 822
clare.dower@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, BEACHLANDS, LICENSED UNDER THE REA ACT 2008

NEW LISTING



Beachlands 81 Pine Harbour Parade

Magical waterfront Marina location

A fantastic two-level luxury residence designed by Mia Casa and set high above the Pine Harbour Marina with spectacular views. Offering both formal and casual living and dining, a central courtyard with a louvretec roof which captures the afternoon sun and cleverly links the living spaces together. An entertainer's style gourmet kitchen of generous proportions, with great bench space and lots of storage, featuring quality appliances and ideally positioned for family gatherings. A well-positioned powder room and separate laundry with access to the outdoors plus a three-car garage completes this lower level. Upstairs to impressive bedrooms including a wonderful master suite with stunning marina views and a walk-in robe plus ensuite bathroom. Impeccably presented with lush tropical surrounds, a designated place for the spa, and low-maintenance gardens.

bayleys.co.nz/1852430

5 2 3 3

Tender (unless sold prior)
 Closing 4pm, Tue 21 Nov 2023
 85 Picton Street, Howick, Auckland
Melissa Wright 021 181 1840
Angela Rudling 027 477 0176
Wayne Song 021 228 9489
BAYLEYS REAL ESTATE LTD, HOWICK, LICENSED UNDER THE REA ACT 2008



Verità Villas

Luxury Masonry Homes on Harbourside

Verità Villas is an exclusive enclave of 23 European-inspired luxury masonry homes selling now in Karaka Harbourside. This is a rare opportunity to secure a dwelling of the highest quality in an enchanting corner of Franklin.

Visit our new display villa today:

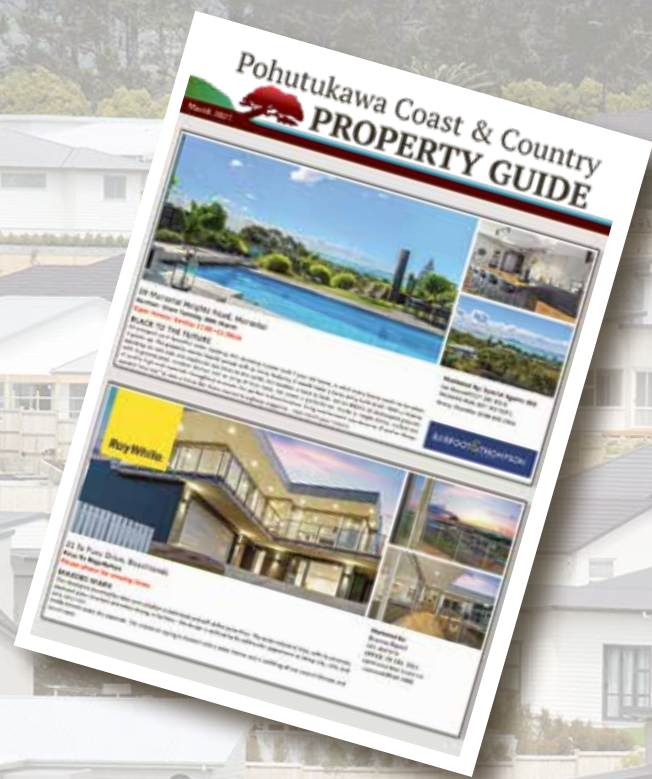
Wednesday - Friday 12:00pm to 2:00pm
Saturday - Sunday 12:00pm to 3:00pm



6 Francesco Drive, Karaka Harbourside

Steve Keller 021 737 997

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Pohutukawa
Coast & Country

OPEN HOMES

OPEN HOMES - SATURDAY 11 NOVEMBER & SUNDAY 12 NOVEMBER 2023

SATURDAY	SUNDAY	PRICE	ADDRESS	DESCRIPTION	OFFICE
	3:00 - 3:30	\$1,595,000	13 Atalanta Way, Beachlands	5 bedrooms, 2 ensuites, 262m ² , sea views	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	Tender 23 Nov (unless sold prior)	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 16 Nov (unless sold prior)	21 Constellation Avenue, Spinnaker Bay	4 bedrooms, office, 2 bathrooms, dining room, 2 lounges on 934m ² flat section	Barfoot & Thompson
3:00 - 3:30	3:00 - 3:30	Tender 16 Nov (unless sold prior)	59 Eighth View Avenue, Beachlands	Stylish single level modern home, 4 bedrooms, 2 bathrooms, 2 lounges, sea views	Barfoot & Thompson
2:00 - 2:30	2:00 - 2:30	\$1,475,000	80 Eighth View Avenue, Beachlands	4 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging, fully fenced garden	Barfoot & Thompson
	3:00 - 3:30	\$2,995,950	65 Pine Harbour Parade, Beachlands	4 bedrooms, 3 bathrooms, 2 lounges, 3 car garaging, 343m ² (approx.), waterfront location	Barfoot & Thompson
3:00 - 3:30	3:00 - 3:30	Tender 23 Nov (unless sold prior)	23 Third View Avenue, Beachlands	3 bedrooms, 1102m ² site, sunny and spacious	Barfoot & Thompson
12:00 - 12:30		\$1,160,000	25 Maraetai Heights Road, Maraetai	3 bedrooms, 2 bathrooms, office, 1644m ² section	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 23 Nov (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	Price By Negotiation	9 Matara Avenue, Maraetai	4 bedrooms, 3 bathrooms, 2 car garaging	Barfoot & Thompson
2:00 - 2:30	2:00 - 2:30	\$1,649,000	21A Te Makuru Lane, Maraetai	5 bedrooms, 3 bathrooms, 2 family rooms, 272m ²	Barfoot & Thompson
11:00 - 12:00	11:00 - 12:00	Tender 23 Nov (unless sold prior)	19 Ambrose Lane, Whitford	5 bedrooms, 3 bathrooms, 2 lounges, pool. Lifestyle property on 2 1/2 acres	Barfoot & Thompson
	11:00 - 12:00	\$2,995,000	12 Tiffany Close, Totara Park	5 bedrooms, 3 bathrooms, 3 lounges, 3 car garaging, pool, 1.2 acres	Barfoot & Thompson
12:00 - 12:30	12:00 - 12:30	\$1,875,000	530 Whitford Road, Whitford	2 bedrooms, 2.4744Ha (more or less), building platform	Barfoot & Thompson
	12:00 - 12:45	Price By Negotiation	15 Ridgeline Way, Whitford	5 bedrooms, 3 bathrooms, 3 lounges, 3 car garaging, pool, 1.2 acres	Barfoot & Thompson
1:45 - 2:15	1:45 - 2:15	Set Sale Date 23 November	37 Motukaraka Drive, Beachlands	4 bedrooms, 2 bathrooms, 2 car garaging	Bayleys
	2:30 - 3:15	Set Sale Date 16 November	150A White Road, Hunua	4 bedrooms, 2 bathrooms, 2 car garaging	Bayleys
12:45 - 1:15	12:45 - 1:15	Set Sale Date 15 November	44 Maraetai Heights Road, Maraetai Beach	3 bedrooms, 2 bathrooms, 3 car garaging	Bayleys
1:00 - 1:30		Price By Negotiation	126 Beachlands Road, Beachlands	5 bedrooms, 3 bathrooms, 2 car garaging	Bayleys
12:00 - 12:30		Asking Price \$2,750,000	378E Ara-Kotinga, Whitford	4 bedrooms, 3 bathrooms, 2 car garaging	Bayleys
11:15 - 11:45	11:15 - 11:45	\$1,160,000	14B Marine Garden Crescent, Beachlands	Lock & leave, single level, 3 bedrooms and brick. Enjoy the best the coast has to offer, with minimal fuss!	Ray White Beachlands
11:15 - 11:45	11:15 - 11:45	\$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
11:15 - 11:45	11:15 - 11:45	Auction (unless sold prior)	103 Beachlands Road, Beachlands	Elevated, sea views, solid home in an amazing spot - it's all there for the taking!	Ray White Beachlands
12:00 - 12:30	12:00 - 12:30	\$2,795,000	118 Beachlands Road, Beachlands	High profile residence, bound to attract immediate interest. Swimming pool, sea views, granny flat	Ray White Beachlands
12:00 - 12:30	12:00 - 12:30	Auction (unless sold prior)	2/5 Daria Place, Northpark	Central location, close to all amenities and good school zoning. Tidy home, great opportunity!	Ray White Beachlands
12:00 - 12:30	12:00 - 12:30	\$1,519,000	6 Doidge Street, Beachlands	Another fine Fletcher example, with 4 bedrooms, 2 bathrooms, 223sqm footprint and an 800sqm site	Ray White Beachlands
12:00 - 12:30	12:00 - 12:30	Auction (unless sold prior)	29 Kahawairahi Drive, Beachlands	A great opportunity on Kahawairahi Drive! Fletcher home close to everything Beachlands has to offer!	Ray White Beachlands
12:45 - 1:15	12:45 - 1:15	Auction (unless sold prior)	12 Pohutukawa Road, Beachlands	One of Beachlands' most sought after streets. One row back, bring your imagination!	Ray White Beachlands
12:45 - 1:15	12:45 - 1:15	Auction (unless sold prior)	7 The Way, Beachlands	Just off the beaten track - far enough to be away from it all, close enough to be in amongst it all	Ray White Beachlands
12:45 - 1:15	12:45 - 1:15	Auction (unless sold prior)	42 Columbia Crescent, Beachlands	Spinnaker Bay location, unique styling and beautifully presented 4 bedroom home	Ray White Beachlands
1:00 - 1:30	1:00 - 1:30	Auction (unless sold prior)	33 Kerswill Place, Pakuranga	Beside the Tamaki River, proximate to Pakuranga & the eastern transport hub - this location has it all!	Ray White Beachlands
1:30 - 2:00	1:30 - 2:00	Auction (unless sold prior)	25 Te Pene Road, Maraetai	Absolute Waterfront! Enjoy the very best Maraetai has to offer in this superb location	Ray White Beachlands



Pōhutukawa Coast & Country OPEN HOMES

OPEN HOMES (MORE ON P7) - SATURDAY 11 NOVEMBER & SUNDAY 12 NOVEMBER 2023 - SEE INSIDE BACK COVER

SATURDAY	SUNDAY	PRICE	ADDRESS	DESCRIPTION	OFFICE
1:30 - 2:00	1:30 - 2:00	\$2,290,000	13 Matarā Avenue, Maraetai	Brand New Emphasis Home. Executive residence with no stone left un-turned. Sure to impress	Ray White Beachlands
	1:45 - 2:30	Set Date Sale	565 Whitford Road, Whitford	Stunning lifestyle block on 3 hectares surrounded by beautiful native fauna and flora	Ray White Beachlands
2:15 - 2:45	2:15 - 2:45	Auction (unless sold prior)	147 Maraetai Drive, Maraetai	Your entry level to Maraetai awaits. Bonus sea views from the master suite!	Ray White Beachlands



80 Eighth View Avenue, Beachlands

\$1,475,000

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

ALL THE EIGHTS! - 80 EIGHTH VIEW AVENUE Welcome to your perfect modern family home! This single level 4 double bedroom home is ideal for all ages and stages, and it's perfectly positioned to capture the warmth of the northern sunshine on its 800+m2 freehold section. The heart of this home is undoubtedly its open plan living area, seamlessly integrating with the outdoors to create an exceptional indoor/outdoor flow. Whether you're hosting a summer barbecue on the large deck or curling up by the cosy gas fire during winter months, this home adapts to your lifestyle with ease.

Sustainability and efficiency are integral to this home's design, featuring double glazed windows that lock in the warmth and a heat pump that ensures your comfort all year round. Crafted from easy maintenance materials, this home allows you to spend less time on upkeep and more time doing what you love.

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



6 Doidge Street, Beachlands

\$1,519,000

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

DREAMS DO COME TRUE Step inside this beautifully designed home by Fletcher Living, where the formal living area is perfect for growing families. The open-concept kitchen, living and dining space seamlessly connects to a covered patio, creating the ideal atmosphere for entertaining friends and family. The scullery and double garage offer practical convenience and the separate laundry makes chores a breeze. With double glazing and a central vacuum system, comfort and ease of living are guaranteed. When you're ready to unwind, head to the large seating area at the back of the property. From here, you can enjoy views of Auckland City and the iconic Sky Tower, making every moment unforgettable. This property is not only a dream to live in but also conveniently located just minutes away from a local shopping centre, parks and Pine Harbour Marina. The marina offers access to the local ferry service and a variety of restaurants, ensuring your family will never run out of things to do.

Marketed By:
 Paula Kirkman
 021 0290 8007
 OFFICE: 09 536 7011
 Lighthouse Real Estate Ltd
 - Licensed (REAA 2008)