

Pōhutukawa Coast & Country PROPERTY GUIDE

April 2024



109 Liberty Crescent, Spinnaker Bay, Beachlands

Open Homes Sat/Sun 1:00-1:30pm

NATURAL BEAUTY! This substantial property with its vertical cedar and weatherboard exterior and peeps of the sea, is warm and inviting and offers approximately 335m² of cool contemporary living space that will easily cater for a large or growing family. Spread out over 2 levels, some of the many features include 3 separate lounge areas, large open plan gorgeous kitchen, walk-in scullery and separate laundry. You also get to enjoy the benefits of exposed heated concrete floors, great indoor - outdoor flow, a swimming pool & spa and the home is fully double glazed. Set on a flat 800m² section with double garaging, good off-street parking plus a separate driveway for the boat or camper. 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



80 Beachlands Road, Beachlands

\$1,369,000 | Open Homes Sat/Sun 1:45-2:15pm

THE NORTH IS CALLING! This four-bedroom home is a testament to luxury, where every detail has been carefully crafted to create a home that reflects the modern Beachlands lifestyle. Step into the recently renovated kitchen. From sleek countertops to modern appliances, this space is tailored for both everyday convenience and entertaining. With a separate living area, family bathroom and extra powder room, this home caters for guests or extended family. Bathed in natural light, the living area offers a warm and inviting atmosphere. Whether you're relaxing with family or hosting friends, this is a space designed for making lasting memories. Enjoy the luxury of ample off-street parking right at your doorstep. With more than enough space to park a boat, caravan and your cars, you won't have to worry about storing the toys.



Marketed By:

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

Residential recovery sluggish in first quarter of 2024

- content supplied by Quotable Value (QV)

Residential property values have continued to gently rise and fall throughout the first quarter of 2024, amidst a glut of listings and an ongoing dearth of sales across much of New Zealand Aotearoa.

The latest QV House Price Index for March shows the average home value has increased nationally by 2.2% to \$924,734 over the first three months of 2024 – a small increase on the 1.3% quarterly home value increase reported at the end of February. The average home value is now 1.9% higher than the same time last year and 13.1% below the market's peak in late 2021.

Of the main urban areas we monitor, Queenstown experienced the most growth this quarter at 2.7%, with Wellington and Christchurch not far behind on 2% and 1.5% respectively. However, all three experienced less growth

in this rolling three-month period than last, with Auckland (-0.2%) even experiencing a modest average decline for the second straight month.

QV operations manager James Wilson commented: "Flat' remains the word of the year so far when it comes to the current state of New Zealand's residential property market. We're seeing only modest movement across the nation – mostly up, but some down – which is a fair reflection of a housing market that is continuing to find its footing again amidst some pretty strong economic headwinds.

"Although the pendulum has clearly swung in favour of prospective purchasers, with a relatively large number of properties on the market today giving them plenty of choice and helping to maintain downward pressure on prices overall, interest rates and credit constraints are continuing to make life very difficult for everyone."

Despite a modest increase in the average rate of home value growth nationally, just three main urban areas recorded more growth in this QV House Price Index than in the last one – New Plymouth (2.1%), Palmerston North (0.6%) and Invercargill (0.7%).

"The recent influx of new listings on the market appears to have had more of a cooling effect within the main centres so far – most notably in Auckland, where home values have largely stalled in recent months. I expect to see this trend continue here and in some of our other larger cities over the next few months," Mr Wilson said.

"Immigration is helping to fuel demand, so it's still unlikely that we'll see any strong value declines as we now start to move into the cooler months of the year. Of course, it's also equally unlikely that we'll see any sudden strong home value growth. Once again, 'flat' is the best word to describe the market today and its trajectory, even with the recent reintroduction

of 80% interest deductibility for landlords."

Auckland has posted a small reduction in average home value for the second month in a row.

The latest QV House Price Index shows the average home value decreased across the wider Auckland region by 0.2% to \$1,283,155 in the March quarter, compared to a 0.1% average reduction recorded in the February quarter.

Of the Super City's seven former territorial authorities, only Rodney (2.2%) and Franklin (3.2%) were in the red this quarter, with home values on the North Shore experiencing the largest average reduction at 1.6% for the March quarter.

The average home value in Auckland is still 1.1% higher than the same time last year, and 17.5% higher than at the outset of the Covid-19 pandemic in New Zealand Aotearoa four years ago.

SIGNATURE HOMES BOTANY & MANUKAU

Thinking of building?



Talk to us today about your new home possibilities, and work alongside our expert team to craft a home that perfectly aligns with your preferences and lifestyle.

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

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

Signature
HOMES Est. 1983
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AUCTION

27 Doidge Street, Beachlands

Family Living at its Finest - Nestled in a quiet, family-friendly cul-de-sac, this solid Fletcher Home build offers the perfect blend of location, quality and convenience. Boasting four bedrooms and two bathrooms, including a lavish master bedroom with a walk-in wardrobe and ensuite, this single-level home is designed for comfortable living. The heart of the home is the open-plan living, kitchen and dining area, which seamlessly flows out to a large, sunny and flat backyard. Perfect for entertaining.

Don't miss the opportunity to make this stunning property your own.

rwbeachlands.co.nz/BCH30878

Lighthouse Real Estate Ltd Licensed (REAA 2008)

4 🚗 1 🍷 2 🍽️ 2 🛋️ 1 🍷 2 🏠 800 sqm

Auction
The Shed @ Ray White Beachlands
6:00 pm 29 April 2024
(Unless Sold Prior)

View
Saturday & Sunday
1:00 - 1:30 pm



Brianne Bignell
021 400 979
brianne.bignell@raywhite.com



Paula Kirkman
021 0290 8007
paula.kirkman@raywhite.com

WHY WAIT?



SET DATE OF SALE

16 Omana Esplanade, Maraetai

Crystal Clear - Neat as a pin and situated within a spectacular waterfront location, this property is one that will resonate with real estate connoisseurs in search of that elusive - but still achievable beachside dream. Oriented to the North West, the property captures a magnificent vista. Rangitoto Island features front and centre; and behind Auckland's most iconic volcanic structure, the city with its twinkling lights paints itself into the canvas of glorious sunsets, punctuated by an array of ever changing marine activities.

Take this opportunity to crystalize your next move.

rwbeachlands.co.nz/BCH30894

Lighthouse Real Estate Ltd Licensed (REAA 2008)

3 🚗 1 🍷 1 🛋️ 1 🍷 4 📄 2 🏠 809sqm sqm

Set Date Sale
Closes 4:00 pm 30 April 2024
(Unless Sold Prior)

View
Saturday & Sunday
3:15 - 3:45 pm



Brianne Bignell
021 400 979
brianne.bignell@raywhite.com



Paula Kirkman
021 0290 8007
paula.kirkman@raywhite.com

WHY WAIT?

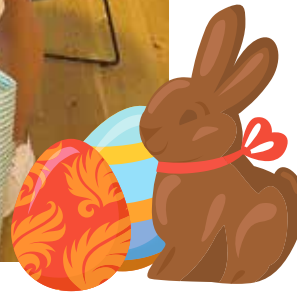
Hip-Hop-Hooray!



6 and under winner
Bailey!



7+ winner
Laneia!



A few of our
colourful entries



Our Easter Colouring Contest was a bounding hit! We had so many entries emailed in and dropped in our office, picking our winners wasn't an easy task!

Thank you to all the kids that put in the hard work colouring, and to their awesome parents and caregivers for getting their entries back to us.

Congratulations to winners!

BARFOOT & THOMPSON

BARFOOT & THOMPSON



NEW LISTING



NEW LISTING

BEACHLANDS

20 KIBBLEWHITE AVENUE



TENDER

4:00pm Wednesday 24th April (unless sold prior)

VIEWING

OPEN HOME: SAT & SUN 3:00pm-3:30pm

barfoot.co.nz/864647

TOO EASY!

- Approximately 236m² spacious home
- Two separate living areas
- Gorgeous kitchen and butler's pantry
- 800m² section, north-west facing lawn
- Balance of Master Build warranty
- Modern construction, double glazing
- Watch our Special Agents 003 video

SPECIAL AGENTS 003

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

Ian Boswell 027 285 9314

Julia Nah 021 281 6899

Nicolette Hale 027 702 9157

BEACHLANDS

109 LIBERTY CRESCENT



TENDER

4:00pm Wednesday 24th April (unless sold prior)

VIEWING

003 Open Homes: SAT & SUN 1:00 - 1:30pm

barfoot.co.nz/864973

NATURAL BEAUTY

- Spacious approximately 335m² home
- Cedar and weatherboard construction
- Open plan designer kitchen & scullery
- Heated concrete floors & double glazed
- 3 separate living areas
- Flat 800m² landscaped section
- Double garaging + plus extra driveway

SPECIAL AGENTS 003

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

Ian Boswell 027 285 9314

Nicolette Hale 027 702 9157

i.boswell@barfoot.co.nz

March activity and prices breach Auckland's property log jam

- by Barfoot & Thompson

Residential property sales in Auckland in March made a significant breach in the log jam of homes that remained unsold in the first two months of the year.

“March was the most active trading month the Auckland housing market has experienced in the past two years,” said Barfoot & Thompson managing director Peter Thompson.

“The log jam was breached, and we sold more than 1061 properties in the month, the first time we have exceeded the 1000 mark in two years, and the prices paid for those homes were the highest in 18 months.

“Both the median and average sales prices have now moved above the \$1 million mark.

“The median sales price at \$1,050,000 was up 8.2 percent on that for the previous month, and the median price is now 4.2 percent higher than the average median price for the previous 3 months.

“The average sales price at \$1,227,495 was 10 percent higher than last month and is up 8.9 percent on the average price for the previous 3 months.

“Both the median and average price are higher than they were at the same time last year.

“In March, buyers made the decision that at current prices property represented value for money and that they were prepared to live with mortgage interest rates at current levels.

“Now that confidence has returned to the market, there is every prospect that buoyant conditions will continue through Autumn.

“New listings continued to reach the market at strong levels, with 1952 listings in the month, and at month end we had 5741 properties on our books.

“While we sold homes at the equivalent of 34 a day, the level of new listings outpaced sales and the



choice of homes for sale in Auckland remains the highest it has been for more than a decade.

“A feature of March’s sales was the return in strength of buyers at the top end of the market, with 89 homes being sold for more than \$2 million and of these, 27 sold for more than \$3 million.

“Sales in the rural and lifestyle markets were in line with those

experienced 12 months previously.

“While these markets did not experience the lift in activity seen in the Auckland metropolitan area, there was a general feeling of more confidence among vendors and buyers. Higher listings in March over those in the early months of the year gave potential buyers in these markets greater choice than has recently been available.”



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Pohutukawa Coast & Country OPEN HOMES

OPEN HOMES - SATURDAY 13 APRIL & SUNDAY 14 APRIL 2024

SATURDAY	SUNDAY	PRICE	ADDRESS	DESCRIPTION	OFFICE
2:00 - 2:30	2:00 - 2:30	Tender 11 April (unless sold prior)	4 Barmaree Lane, Beachlands	4 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging, stunning kitchen	Barfoot & Thompson
12:00 - 12:30	2:00 - 2:30	Negotiation	7 Defender Crescent, Spinnaker Bay	5 bedrooms, 3 bathrooms, 3 lounges, 2 car garaging, Over 300m ² (including porch)	Barfoot & Thompson
2:00 - 2:30	2:00 - 2:30	\$1,685,000	2 The Way, Beachlands	4 bedrooms, 4 bathrooms, 3 lounges, office, double garage, sea views	Barfoot & Thompson
	12:00 - 12:30	\$1,849,000	1 Maraetai Heights Road, Maraetai	3 bedrooms, 3 bathrooms, office, approximately 300m ² , expansive sea views	Barfoot & Thompson
	1:00 - 1:30	\$1,595,000	31 Karaka Road, Beachlands	4 bedrooms, 3 bathrooms, 3 lounges, 1 office, recently renovated, 1/4 acre	Barfoot & Thompson
12:00 - 12:30	12:00 - 12:30	\$1,699,000	9 Matara Ave, Maraetai	4 bedrooms, 3 bathrooms, 2 lounges, 2 car garaging	Barfoot & Thompson
	11:00 - 11:30	\$1,499,000	26 Pohutukawa Road, Beachlands	4 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging, swimming pool, 1/4 acre	Barfoot & Thompson
12:00 - 12:30	12:00 - 12:30	\$1,490,000	242 Jones Rd, Hunua	4 bedrooms, 2 bathrooms, 2 lounges, 2+ hectares	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	\$1,999,000	8 & 8A Eckford Ln, Maraetai	6 bedrooms, 3 bathrooms, 2 car garaging, panoramic views	Barfoot & Thompson
12:00 - 12:30	12:00 - 12:30	Negotiation	16 Matara Ave, Maraetai	5 bedrooms, 3 bathrooms, 2 lounges, 2 car garaging	Barfoot & Thompson
2:00 - 2:30	2:00 - 2:30	Auction (unless sold prior)	83 Beachlands Rd, Beachlands	4 bedrooms, 2 bathrooms, open plan kitchen, sea views	Barfoot & Thompson
11:00 - 11:30	11:00 - 11:30	Negotiation	9 Gateway Ave Beachlands	3 bedrooms, 2 bathrooms, townhouse, internal access garage, close to marina	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	Tender 11 April (unless sold prior)	2 Harbourside Court, Beachlands	5 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging	Barfoot & Thompson
3:00 - 3:30	3:00 - 3:30	Tender 24 April (unless sold prior)	20 Kibblewhite Avenue, Beachlands	4 bedrooms, 2 bathrooms, 2 lounges, approximately 236m ² , double garaging	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	Tender 24 April (unless sold prior)	109 Liberty Crescent, Spinnaker Bay	4 bedrooms, 3 bathrooms, 3 lounges, 2 car garaging, approximately 335m ²	Barfoot & Thompson
11:00 - 11:30	11:00 - 11:30	Tender 24 April (unless sold prior)	13 Puriri Road, Beachlands	3 bedrooms, 2 bathrooms, 2 car garaging, massive 2125m ² waterfront section	Barfoot & Thompson
	12:00 - 12:30	By Negotiation	71 Seventh View Avenue, Beachlands	5 bedrooms, 3 bathrooms, 2 lounges, 2 car garaging, 9 metre swimming pool	Barfoot & Thompson
3:00 - 3:30	3:00 - 3:30	By Negotiation	166 Seventh View Avenue, Beachlands	3 bedrooms, 2 bathrooms townhouse, single garage, double glazing	Barfoot & Thompson
3:00 - 3:30	3:00 - 3:30	By Negotiation	184 Seventh View Avenue, Beachlands	5 bedrooms, 3 bathrooms, 2 lounges, approximately 190m ² , double garaging	Barfoot & Thompson
12:00 - 12:30	12:00 - 12:30	Tender 18 April (unless sold prior)	6 Maraetai Heights Road, Maraetai	3 bedrooms, 1 bathroom, sea views, 2 car garaging, 1227m ² section	Barfoot & Thompson
2:00 - 2:30	2:00 - 2:30	Negotiation	69 Potts Rd, Whitford	4 bedrooms, 2 bathroom, vegetable gardens and orchard, olive grove, over 5 acres	Barfoot & Thompson
2:00 - 2:30	2:00 - 2:30	Tender 1 May (unless sold prior)	36 Maraetai School Rd	3 bedrooms, 2 bathroom, 1 office, sea views	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	Negotiation	12 Arthur Wright Pl, Maraetai	5 bedrooms, 3 bathroom, 2 car garaging	Barfoot & Thompson
10:30 - 11:15	10:30 - 11:15	Various	45 Kouka Road, Beachlands	1, 2 & 3 bedroom apartments in central location Be a part of Beachlands' newest development!	Ray White Beachlands
10:45 - 11:15		\$1,379,000	28 Third View Avenue, Beachlands	Large, renovated 2 level 4 bedroom home on a quarter acre site in the heart of original Beachlands	Ray White Beachlands
	10:45 - 11:15	\$1,949,000	23 Te Puru Drive, Maraetai	Stunning 5 bedroom, 2 level residence nestled in an unbeatable location. Stonewood built family home	Ray White Beachlands
11:00 - 11:30	11:00 - 11:30	\$2,500,000	118 Beachlands Road, Beachlands	This enviable home offers panoramic views from its prime elevated position. A very large and well equipped family home	Ray White Beachlands
11:00 - 11:30	11:00 - 11:30	\$1,499,000	2 George Couldrey Lane, Beachlands	Brand new 5-bedroom, 3-living, 3.5-bathroom property is the perfect home for the choosy family	Ray White Beachlands
11:30 - 12:00	11:30 - 12:00	Auction	37 Shelly Bay Road, Beachlands	Home and income! A hot commodity and hard to come by. Be quick	Ray White Beachlands
11:30 - 12:00	11:30 - 12:00	\$1,675,000	27 Pinebrook Lane, Maraetai	Magnificent 5 bedroom family home. Quality home build by reputable local builder	Ray White Beachlands
12:15 - 12:45	12:15 - 12:45	\$1,799,000	67 Shelly Bay Road, Beachlands	Country estate in the heart of Beachlands. A superb residence with quality throughout	Ray White Beachlands
12:15 - 12:45	12:15 - 12:45	Auction	39 Second View Avenue, Beachlands	Just listed! Fantastic family home in original Beachlands. Character home, lovingly cared for and perfect for the growing family	Ray White Beachlands
1:00 - 1:30	1:00 - 1:30	\$1,585,000	146 Eighth View Avenue, Beachlands	Spectacular Jennian Show home, fabulous location for families with 4 bedrooms and single level living	Ray White Beachlands
1:00 - 1:30	1:00 - 1:30	Auction	27 Doidge Street, Beachlands	Fletcher living made easy - cul-de-sac location, family friendly with 4 bedrooms and 2 living all on single level. Immaculate throughout	Ray White Beachlands
1:45 - 2:15	1:45 - 2:15	\$1,369,000	80 Beachlands Road, Beachlands	Lovingly renovated private north facing family haven	Ray White Beachlands
1:45 - 2:15	1:45 - 2:15	By Neg	169 Jack Lachlan Drive, Beachlands	Stunning Jalcon Boathouse in Pine Harbour Marina precinct. Customised to include a lift for multi generational use	Ray White Beachlands
2:15 - 2:45	2:15 - 2:45	\$1,549,000	42 Columbia Crescent, Beachlands	Spinnaker Bay location, unique styling and beautifully presented 4 bedroom home	Ray White Beachlands
2:30 - 3:00	3:00 - 3:45	\$1,545,000	16 Atalanta Way, Beachlands	Escape to luxury just moments away from the local dog park, Te Puru Park and local beaches. Perfect for multi-generational families.	Ray White Beachlands
2:30 - 3:00	2:30 - 3:00	\$1,450,000	22 Atalanta Way, Beachlands	Spacious home thoughtfully spread over 2 levels with 5 bedrooms and 3 bathrooms. Spinnaker Bay location	Ray White Beachlands
3:15 - 3:45	3:15 - 3:45	By Neg	74 Craig Road, Maraetai	Dress circle location, quality home with beautiful seaviews over Omana, an immaculately presented, extremely high quality home	Ray White Beachlands
3:15 - 3:45	3:15 - 3:45	Set Sale Date	16 Omana Esplanade, Maraetai	When only the front row will do: a very rare Omana waterfront opportunity	Ray White Beachlands



Pōhutukawa Coast & Country OPEN HOMES

OPEN HOMES (ON P7) - SATURDAY 13 APRIL & SUNDAY 14 APRIL 2024 - SEE INSIDE BACK COVER



36 Maraetai School Rd

Sale by Tender 1st May 2024

Open Homes Sat/Sun 2:00-2:30pm

SEA THE VIEWS! Ocean views don't have to be a dream. Built in the late 1950s is this classic 3 bedroom, 2 bathroom home that encapsulates those wonderful childhood memories of holidays at the beach. Offering stunning 180 degree sea views that will appeal to those with aspirations to secure the best of locations. Set on an elevated, north facing, 786m2 section this much-loved property is a perfect example of what everyone wants and yet is so hard to find.

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

BARFOOT & THOMPSON
REAL ESTATE



67 Shelly Bay Road, Beachlands

\$1,799,000 | Open Homes Sat/Sun 12:15-12:45pm

Nestled in serene seclusion, this country estate offers more than meets the eye, making every day feel like a fairytale. Just minutes away from the local beach, park and shops, experience the perfect blend of tranquility and accessibility. As you approach, be captivated by the allure of picturesque landscaped gardens and the security of an electric gate ensuring your peace of mind. This magical residence boasts 4 bedrooms and 2 bathrooms, including a master suite with the luxurious touch of a walk-in wardrobe and ensuite. Step into the heart of the home, where an open plan living, kitchen, and dining area seamlessly flow out to a patio surrounded by mature trees and featuring a sparkling swimming pool. Imagine entertaining guests or enjoying quiet evenings under the stars in this enchanting outdoor space.

For those with a green thumb, the landscaped gardens surrounding the home offer endless opportunities to indulge in gardening pleasures. Parking is a breeze with a larger than normal double garage, ample off-street parking, and a private access point from Blakewell Place to an additional fenced parking area. Perfect for storing a caravan or boat. This is not just a home; it's a testament to luxury living and a piece of art. Don't miss the chance to call this fairytale retreat your home!

Marketed By:
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 Lighthouse Real Estate Ltd
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