

# Pōhutukawa Coast & Country PROPERTY GUIDE

August 2024



## 18 Defender Crescent, Spinnaker Bay, Beachlands

Tenders: 4pm, Thursday 29th August | Open Homes Sat/Sun 2:00 - 2:30pm

### OH TO BE 18!

Looking for a property that pushes all your buttons? Well you need to check out 18 Defender Crescent in Spinnaker Bay! Ideally suited for all stages in life, with its triple car internal garaging, great off-street parking and easy flow to the landscaped gardens. Ideal for those with boats, campers, trailers or racing cars. Offering 3 double bedrooms plus a separate study that could easily be a 4th bedroom if required, easy single level living, low maintenance grounds and all wrapped up in brick, weatherboard and "must have" double glazing. This spacious, over 250m2, modern home also includes 2 separate living areas (one of those a dedicated media room with wired in sound, ready and waiting for movie night or the big game), 2 bathrooms (master with ensuite) and a separate laundry. A fenced back yard, flat 840m2 section and good indoor/outdoor flow to its North-West lawn. Throw on your trainers and grab the dog - as you are just a short stroll to the waterfront reserves, parks and coastal walkways at the end of your street!



Marketed By: Special Agents 003

Ian Boswell 027 285 9314,

Nicolette Hale 027 702 9157,

Jenny Chandler 0204 000 2564

Clare Dower 021 206 6822

**BARFOOT & THOMPSON**  
Licensed REAA 2008



## 115 Second View Avenue, Beachlands

Auction 6:00 pm 19 August 2024 (Unless Sold Prior) | Open Homes Sat & Sun 1:30 - 2:00 pm

**Hidden Gem - Home and Income Opportunity!** This exceptional home and income property offers not only a prime location but also quality living that promises both comfort and luxury. Within the main home you'll find 4 bedrooms and 2 bathrooms, including a master suite that boasts a luxurious walk-in wardrobe and ensuite. Built by Stonewood Homes, renowned for their quality craftsmanship, this residence exudes sophistication and style. The open plan living area seamlessly flows from the kitchen and dining space to a covered deck, creating an inviting atmosphere for entertaining friends and family. At the front of the property, the 2 bedroom, 1 bathroom minor dwelling offers versatility and income potential.

Whether it's for extended family or generating rental income, this additional living space is a fantastic asset. Situated on a large quarter-acre site in the heart of Beachlands, you'll enjoy the best of both worlds: a peaceful suburban feel with easy access to local amenities, beaches and parks. Properties like this are rare and you better not blink, or you might miss out!



Marketed By:

Brianne Bignell

021 400 979

OFFICE: 09 536 7011

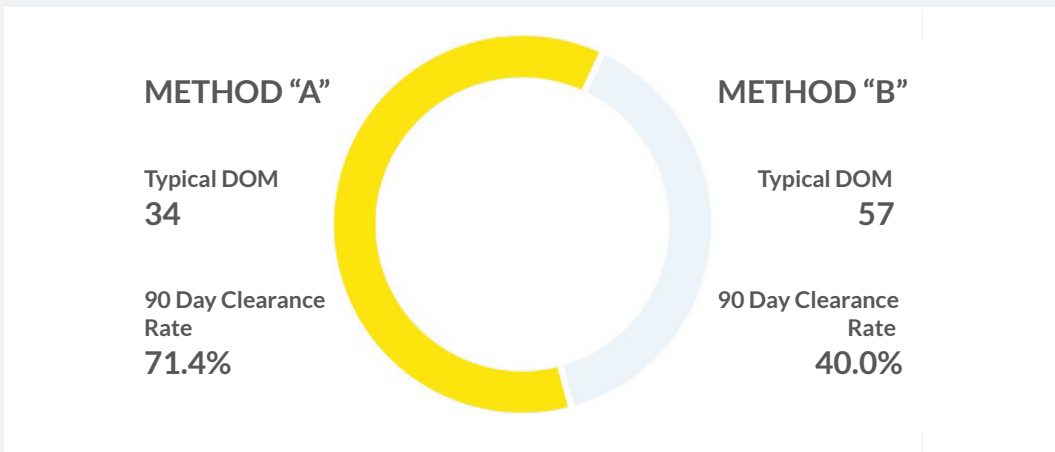
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Stats updated and reflective of a 12 month rolling average sourced from internal market trends as at 05/07/2024

## Another Sold



Most Recent Case Study: 90 Maraetai School Road, Maraetai

Marketing Method: Deadline Sale, By Negotiation

Days On Market (DOM): 64

Total Number of Inspections: 68

Total Number of Offers: 6

Type of Contract: Conditional, less than 10 days

Sold on 23 July 2024

Sale Price: Please contact us for more information

[View the property sale card here:](#)

<https://rwbeachlands.co.nz/properties/sold-residential/manukau-city/maraetai-2018/house/3091294>



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teambrie.beachlands@raywhite.com



RayWhite

## AUCTION

### 8 Atalanta Way, Beachlands

With unobstructed views to Leigh Auton Reserve, this modern home in sought-after Spinnaker Bay, is the perfect entry-level into this location:

- Intimate living spaces - complimented by a gas fireplace, floating floorboards, designer kitchen with great indoor/outdoor flow to extensive decking.
- 4 bedrooms plus a good size nook which would suit a study or games area or both.
- All the comforts of modern living - double glazing, HRV ventilation, keyless entry, alarm & continuous gas hot water.

[rwbeachlands.co.nz/BCH31018](https://rwbeachlands.co.nz/BCH31018)

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4 2 1 1 1 467

#### Auction

The Shed @ Ray White Beachlands  
6:00 pm 2 September 2024  
(Unless Sold Prior)

#### View

Saturday & Sunday  
12:45 - 1:15 pm



**Brianne Bignell**

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ALAN WHITE  
**ELITE**  
PERFORMER 22-23



**Paula Kirkman**

021 0290 8007

[paula.kirkman@raywhite.com](mailto:paula.kirkman@raywhite.com)

WHY WAIT?



RayWhite

## AUCTION

### 8 Gibbia Way, Beachlands

Family Launch Pad - Breathtaking two-story family home perfectly situated in a prime location up a right of way, just a stone's throw from local schools, beaches and parks:

- 5 bedrooms, 3 bathrooms, including two luxurious master bedrooms and an additional living area offers the perfect space for a growing family.
- Open-plan kitchen, living & dining area that seamlessly flows onto an expansive balcony
- Spacious lawn provides ample room for children & pets to play.

[rwbeachlands.co.nz/BCH30995](https://rwbeachlands.co.nz/BCH30995)

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5 3 2 2 738

#### Auction

The Shed @ Ray White Beachlands  
6:00 pm 19 August 2024  
(Unless Sold Prior)

#### View

Saturday & Sunday  
10:30 - 11:00 am



**Brianne Bignell**

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ALAN WHITE  
**ELITE**  
PERFORMER 22-23



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WHY WAIT?

# Highlighted listings

## A place to call home

BARFOOT & THOMPSON  
LICENSED REAA 2008  
Beachlands

\$1,875,000



232 Jack Lachlan Dr  
*Beachlands*

Ian Boswell 027 285 9314  
Nicolette Hale 027 702 9157

\$1,060,000



58 Shelly Bay Rd  
*Beachlands*

Matthew Brown 027 549 4673  
Stuart Fitzpatrick 027 668 0287

Negotiation



17 Matara Ave  
*Maratetai*

Mike Deverell 021 466 300  
Nadine Bryant 021 265 7512

Negotiation



30 Carlton Cres  
*Maratetai*

Matthew Brown 027 549 4673  
Mike Deverell 021 466 300

\$3,349,000



292 Whitford Park Rd  
*Whitford*

Ian Boswell 027 285 9314  
Nicolette Hale 027 702 9157

\$1,465,000



4 Barmaree Ln  
*Beachlands*

Ian Boswell 027 285 9314  
Nicolette Hale 027 702 9157

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# Lifestyle changes: feel the fear and do it anyway!

*In this new series, the PC Times talks to locals who have made the brave decision to move to the Pōhutukawa Coast (or away from it!) for a lifestyle change.*

*This month we talk to Sheena Ross, who has moved from her lifestyle farm in Clevedon to Maraetai.*

Living and working on a small dressage stud, life before moving to the Pōhutukawa Coast was rather hectic. I was running a boutique equestrian breeding business, plus competing several horses around the North Island and coaching other riders. My husband Dermot is a commercial lawyer. He was doing a lot of commuting. During the first lockdown, we had time out from our commitments and realised we wanted to make some changes, and particularly Dermot wanted to make working from home a permanent thing. I had also enjoyed my time away from the competition circuit. We made the rather huge decision to sell up and move away from our farm. So, a massive effort was made by everyone (we had a few family members involved in our small horse business) to tidy up the property and get it on the market.

We had loved Maraetai and the Coast for many years, as we have been driving over to walk the dogs on the beaches and felt that it was an ideal mix for us. Coastal walking, and other amenities, plus not too far from the city on the ferry for Dermot if he needed to get to meetings. I still coach dressage part time so I am close to my South Auckland rural clients. We had a dream of living in a house with a great sea view.

We had been shopping for a while and had told Cassandra and Elise what we were looking for. Cass video called me one day and said "I'm standing in your dream home." She was right - it was perfect, and is now our home. More recently we have used Cass and Elise to sell our Maraetai rental property and we were thrilled with their work especially selling the home at auction.

A lot has changed since moving to Maraetai. I do miss the excitement of competing and of foaling time, but life is so easy now compared to living on a lifestyle property. We spend more time walking the dogs. We have started to join things here in the local community, and after two years we do feel like we are Coasters. I don't miss all the chores and managing all the animals. I also don't miss the



**Sheena Ross is happy with the decision to downsize from a Clevedon lifestyle farm to a new home in Maraetai.**

rud! Winters in Clevedon are quite trying because the paddock drainage is poor due to Clevedon's clay base. We often had to stable the horses in the winter because of it.

We now have a lovely routine of enjoying the coastal dog walking daily. I still coach dressage two or three mornings a week. We have joined the fabulous local gym. I have taken painting lessons with the fabulous Helene Henare here in Beachlands at the log cabin. Life has certainly become more leisurely. We also have joined a local pub quiz team. We have super friendly and fun neighbours and are absolutely loving our new life! Dermot is still working in the law from his home office. But I can see him retiring soon. He has written a novel and had it published recently so that is something very different.

We definitely miss the privacy, peace, and the space of living ru-

rally. We did get a lot of pleasure seeing the horses and foals playing and grazing from our house. It took a while to get comfortable with having neighbours so close. However, we love our neighbours so we don't have to go far for a get together with lovely people!

I've been an admirer of the Pōhutukawa Coast since I was at university, so it was not difficult to decide to live here. I think for Dermot, the biggest concern was the distance and isolation from the city. However, it doesn't seem to be too much of an issue.

Advice for people looking to move rurally would be: If you're sitting on the rural fence about moving, make sure you are close to a strainer post (haha). If you want to move to a lifestyle block, then do your homework before you buy. If you are considering moving to the Coast from a lifestyle

property, do it! Don't wait any longer. Having said all that, country living is an amazing experience, particularly for animal lovers and families with children. When you are young and fit you can't beat living on a lifestyle block!

Advice for people looking to downsize from a farm would be: it is very important to get the timing right. Spring and early summer is a good time. Also, presentation is very important. Make sure the paddocks, sheds and equipment are looking perfect, and well maintained. You might have to move farm animals off the property so that the paddocks look good. Make sure weeds are under control, your fences are in tip top shape and junk and rubbish is taken away from any sheds or farm buildings. Get the large or decaying trees pruned or removed if necessary so that buyers won't think about all the work they might have to do on their weekends. Tidy up the garden and get advice on staging your home so that you get the best price. In short, you need to plan months ahead and make a big effort to get a rural property looking its best for selling.

We have made the move from a rural property to Maraetai in our late 50s which is probably a perfect time. We are both looking towards retirement and being settled here on the Coast.



**Sheena pictured with one of the foals at her Clevedon home.**

# For Sale

## 34 Quinns Road, Clevedon

7 🚗 5 🛏 Total Floor: 597 m<sup>2</sup> Land: 4.07 ha

### Multi-Generational Estate: Two Homes on 4 Ha

In a peaceful rural setting amongst four hectares of native gardens, orchards and exotic trees this property truly delivers. Two substantial pine /cedar homes offer their own perspectives and enjoy total privacy from one another. Suitable for multi-generational families or for home and income.

The main house has a generous interior of 344m<sup>2</sup>. The open plan kitchen and dining area look out to the extensive lawns and manicured gardens. On the ground floor, the master bedroom opens out onto the wrap-around veranda with two other bedrooms on this level and an office. Upstairs, a large bedroom with a high pitched ceiling offers a private retreat and sweeping views.

The main house opens out to the divine swimming pool area with plenty of space to entertain family and friends.

The second house is completely separate to the main house. Clever landscaping means the two homes, although not far apart are not visible to one another. This second house is also expansive, especially for a second dwelling of 253m<sup>2</sup>, with three bedrooms and 2.5 bathrooms. A full kitchen, two living rooms, double carport.

The east paddock offers grazing and stock yards and the west paddock is developed as a park like setting with exotic trees recently planted internally and surrounded by a native border. Existing fencing could be upgraded here to return to grazing land should that be the preference.

The owners have cared for and maintained the buildings and services on this property to the highest level so this is truly a case of move in and enjoy the country life!

#### Viewing By Appointment

**ASKING PRICE:** \$3,975,000

**VIEW:** [nzsothebysrealty.com/SED10019](https://nzsothebysrealty.com/SED10019)

**CAROLYN HANSON** 027 780 8006 **MARKUS BLUM** 027462 8080 **SARAH RICHARDSON** 021 711 156  
carolyn.hanson@nzsir.com markus.blum@nzsir.com sarah.richardson@nzsir.com

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### SIGNATURE HOMES BOTANY & MANUKAU

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# Pohutukawa Coast & Country OPEN HOMES

## OPEN HOMES - SATURDAY 10 AUGUST & SUNDAY 11 AUGUST 2024

SATURDAY	SUNDAY	PRICE	ADDRESS	DESCRIPTION	OFFICE
	12:00 - 12:30	\$1,465,000	4 Barmaree Lane, Beachlands	4 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging, stunning kitchen	Barfoot & Thompson
	2:00 - 2:30	\$1,875,000	232 Jack Lachlan Drive, Pine Harbour Marina, Beachlands	5 bedrooms, 3 bathrooms, 2 lounges, 2 car garaging, double glazed	Barfoot & Thompson
	3:00 - 3:30	\$1,549,000	3 Jacobs Way, Maraetai	4 bedrooms, office, 3 bathrooms, swim-spa, double garage & big off-street parking	Barfoot & Thompson
3:00 - 3:30	3:00 - 3:30	\$1,799,000	22 Tui Brae, Pine Harbour Marina, Beachlands	3 bedrooms & 2 bathrooms plus self contained guest wing, approx 291m2	Barfoot & Thompson
	1:00 - 1:30	By Negotiation	16 Matara Ave, Maraetai	5 bedrooms, 3 bathrooms, 2 lounges, 2 car garaging	Barfoot & Thompson
12:00 - 12:30	12:00 - 12:30	\$1,060,000	58 Shelly Bay Road, Beachlands	3 bedrooms, 2 lounges, 2 car garaging, 1024m2 freehold corner site	Barfoot & Thompson
2:00 - 2:30	2:00 - 2:30	By Negotiation	56 Columbia Crescent, Spinnaker Bay, Beachlands	4 bedrooms & 2 bathrooms plus 2 bedroom self contained guest wing	Barfoot & Thompson
1:00 - 1:30		\$1,465,000	184 Seventh View Avenue, Beachlands	5 bedrooms, 3 bathrooms, 2 lounges, approximately 190m2, double garaging	Barfoot & Thompson
11:00 - 11:30	11:00 - 11:30	By Negotiation	40 Karaka Road, Beachlands	3 bedrooms, office, 2 bathrooms, new kitchen, sea views, quarter acre	Barfoot & Thompson
	12:00 - 12:30	\$4,099,000	69 Potts Rd, Whitford	4 bedrooms, 2 bathroom, vegetable gardens and orchard, olive grove, over 5 acres	Barfoot & Thompson
	12:00 - 12:30	\$1,875,000	20 Matara Avenue, Maraetai	4 bedrooms, 3 bathrooms, 2 lounges, triple garage, approximately 318m2	Barfoot & Thompson
	1:00 - 1:30	\$1,885,000	77 Karaka Rd, Beachlands	Main house: 4 bedrooms, 2 bathrooms, 2 lounges + Minor: bedroom, bathroom, lounge	Barfoot & Thompson
	12:00 - 12:30	\$2,459,000	46 Whites Road, Whitford	Lifestyle property, 4 bedrooms, 2 bathrooms, 2 lounges, office, approx 5 acres	Barfoot & Thompson
	3:00 - 3:30	\$7,420,000	12 Potts Road, Whitford	5 bedrooms, 4 bathrooms, 3 lounges, pool, 10.1840ha, barn, stables	Barfoot & Thompson
	11:00 - 11:30	\$3,349,000	292 Whitford Park Road, Whitford	4 acres, 5 bedrooms, 3 bathrooms, 3 lounges, 3 car garaging, approx 324m2	Barfoot & Thompson
1:00 - 1:30		By Negotiation	12 Arthur Wright Place, Maraetai	5 bedrooms, 3 bathrooms, 2 car garaging	Barfoot & Thompson
10:30 - 11:00 am	10:30 - 11:00 am	From \$649,000	45 Kouka Road, Beachlands	1, 2 & 3 bedroom apartments in central location Be a part of Beachlands' newest development!	Ray White Beachlands
10:30 - 11:00 am	10:30 - 11:00 am	Auction	8 Gibbia Way, Beachlands	Breathtaking two-story family home perfectly situated in a prime location up a right of way, just a stone's throw from local schools, beaches and parks. 5 bedrooms, 3 bathrooms	Ray White Beachlands
11:00 - 11:30 am	11:00 - 11:30 am	Auction	20 Angiangi Crescent, Beachlands	Experience the epitome of modern living in this private, spacious, and supersized 1-year-old 4 bedroom Fletcher home	Ray White Beachlands
11:15 - 11:45 am	11:15 - 11:45 am	Auction	51 Constellation Avenue, Beachlands	Stunning two-story 4 bedroom family home combines modern living with timeless charm. Solid brick and weatherboard construction	Ray White Beachlands
11:15 - 11:45 am	11:15 - 11:45 am	Auction	31 George Town Drive, Beachlands	Step into this exquisite 5 bedroom GJ Gardner home with pool and you'll instantly fall in love	Ray White Beachlands
12:00 - 12:30 pm	12:00 - 12:30 pm	\$1,670,000	72 Constellation Avenue, Beachlands	Stunning residence nestled in one of Beachlands' most sought after locations. 4 bedrooms, close to Te Puru Park and reserve	Ray White Beachlands
12:00 - 12:30 pm	12:00 - 12:30 pm	By Negotiation	8 Eckford Lane, Maraetai	2-year-old, architecturally designed masterpiece with income potential, blending modern design with functional living	Ray White Beachlands
12:00 - 12:30 pm	12:00 - 12:30 pm	Auction	50 Seventh View Avenue, Beachlands	Step into a world of luxury and sophistication with this stunning 4 bedroom GJ Gardner home, meticulously designed for those who love to entertain	Ray White Beachlands
12:45 - 1:15 pm	12:45 - 1:15 pm	Auction	8 Atalanta Way, Beachlands	Four bedroom home in sought-after Spinnaker Bay is the perfect entry-level into this well held location	Ray White Beachlands
12:45 - 1:15 pm	12:45 - 1:15 pm	Deadline Sale	16 Atalanta Way, Beachlands	Luxurious 5 bedroom family home offers the perfect blend of stunning views and thoughtfully utilised spaces	Ray White Beachlands
1:00 - 1:45 pm	1:00 - 1:45 pm	Deadline Sale	170 Maraetai Dive, Maraetai	Beautifully modernised two-story family home with immediate proximity to school and beach	Ray White Beachlands
1:30 - 2:00 pm	1:30 - 2:00 pm	\$955,000	15 Gateway Avenue, Beachlands	The perfect haven for downsizers, investors or anyone yearning for a sleek low maintenance lifestyle. Pine Harbour location.	Ray White Beachlands
1:30 - 2:00 pm	1:30 - 2:00 pm	Auction	115 Second View Avenue, Beachlands	This exceptional home and income property - the main home being a 4 bedroom Stonewood, offering not only a prime location but also quality living that promises both comfort and luxury	Ray White Beachlands
2:15 - 2:45 pm		\$759,000	2/13 Paketai Lane, Beachlands	Pine Harbour location, modern neat & tidy Mike Greer townhouse. Great buying!	Ray White Beachlands
	2:15 - 2:45 pm	\$749,000	1/20 Unga Place, Beachlands	Your dream coastal apartment awaits. 2 bedroom home in highly sought after Pine Harbour Marina	Ray White Beachlands
2:30 - 3:00 pm	2:30 - 3:00 pm	Deadline Sale	11 Kaihuia Lane, Clevedon	Immaculate 4 bedroom single level home in prestigious Clevedon North location	Ray White Beachlands



# Pohutukawa Coast & Country OPEN HOMES

OPEN HOMES - SATURDAY 10 AUGUST & SUNDAY 11 AUGUST 2024 - SEE INSIDE BACK COVER



**12 Potts Road, Whitford**

**Price Reduced - Keen to Sell \$7,430,000**

**Open Homes Sun 2:00-2.30pm**

**THE DEAL**

- Potential to subdivide, 25 Acres with 16 Paddocks
- 420 sqm 5 bedroom, 4 bathroom (3 ensuites) modern brick single level home
- Pool, home theatre / entertainment room, multiple living spaces, triple car garaging
- Large 20 x 12 metre American style barn with horse stables plus 2 x large ancillary buildings
- A private oasis located on the highly sought after Clifton Peninsular
- Owners open to consider a trade property

Call the MKS Matt Kath Stu team now for more information or to view

**Marketed By: MKS - Matt Kath Stu**

Matthew Brown 0275 494 673

Kathryn Morris 0274 863 488

Stuart Fitzpatrick 0276 680 287

**BARFOOT & THOMPSON**  
LICENSED REAL ESTATE



**31 George Town Drive, Beachlands**

**Auction 6:00 pm 19 August 2024 (Unless Sold Prior) | Open Homes Sat/Sun 11:15 - 11:45am**

**Love At First Sight.** Step into this exquisite GJ Gardner home and you'll instantly fall in love. The vendors have meticulously crafted the final touches, creating a residence that stands out. Featuring 5 generously sized bedrooms and 3 beautifully designed bathrooms, including a master suite with an ensuite and his/hers wardrobes, this home offers an abundance of space and luxury. The large open plan living, kitchen and dining areas seamlessly flow out to a large covered deck and pool area, perfect for entertaining friends and family. Enjoy the convenience of a second living area, a triple car garage, a study and a separate laundry; providing ample space for growing families. This home is wired for modern living with state-of-the-art technology, including surround sound, CCTV and an EV charger. Make this stunning property your own and enjoy the best of Beachlands living.

**Marketed By:**

Paula Kirkman

021 0290 8007

OFFICE: 09 536 7011

Lighthouse Real Estate Ltd

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