

Pōhutukawa Coast & Country PROPERTY GUIDE

September 2024



11 Reliance Crescent, Spinnaker Bay, Beachlands

Tenders: Wednesday 25th September | Open Homes Sat/Sun 1:00 - 1:30pm

HOT OFF THE PRESS! New listing - Stylish and spacious, this brick and tile home offers a great single level family friendly layout with 4 bedrooms, 2 bathrooms, separate laundry and double garage. This quality property built by Stonewood Homes provides open plan living with the kitchen the central hub to the dining and living areas. For your year round comfort enjoy double glazing, a gas fireplace and 2 heat pumps. The master suite features a large fully tiled ensuite, walk in wardrobe and opens out to the covered spa area. Set on an 738m2 flat section in Spinnaker Bay and just a short distance to cycleways, coastal reserves, walkways and some of the best fishing on the coast, everything is within easy reach for you to enjoy. This wonderfully low maintenance home is beautifully presented and well appointed throughout its single level plan. When it comes to outdoor entertaining space you'll love the large covered private patio area that comes complete with the spa pool, it's the perfect outdoor lounge. A nice bonus is the extra large double internal access garage with workshop space and also attic storage plus there's plenty of off-street parking for the boat, trailer and extra cars. Video tour online.

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



28 Toomer Place, Beachlands

Auction 6:00 pm Monday 30 September 2024 (Unless Sold Prior) | Open Homes Sat & Sun 2:15 - 2:45pm

Perfect Multi-Generational Living or Investment Opportunity!

Located in a quiet cul-de-sac in the highly desired suburb of Beachlands, this large property offers an opportunity for multi-generational families and investors alike. This stunning home boasts 6 generous bedrooms in total, including a 2-bedroom self-contained area with its own kitchen and garage, making it perfect for extended family, guests, or rental income. Built with enduring brick and weatherboard, the home combines classic style with durability.

Whether you're looking for a smart investment or a spacious family home, this property offers endless possibilities for multi-generational living or rental opportunities.

Marketed By:

Conor Duffy

021 022 83366

OFFICE: 09 536 7011

Lighthouse Real Estate Ltd

- Licensed (REAA 2008)



RayWhite

AUCTION

20 Kaiawa Street, Beachlands

Experience Coastal Elegance & Modern Comfort! A beautifully crafted four-bedroom home by Stonewood Homes that perfectly blends quality construction with modern design. Nestled in a serene, family-friendly cul-de-sac, this property offers an exceptional living experience. Step into a sunlit open plan living, kitchen, and dining area designed for effortless entertaining and relaxed family life. Outside, discover landscaped gardens that enhance the charm of this residence. The elevated rear of the property offers sea views, adding a touch of coastal magic to your daily life. Modern, easy living at its finest!

rwbeachlands.co.nz/BCH31059

Lighthouse Real Estate Ltd Licensed (REAA 2008)

4 2 2 2 800

Auction

The Shed @ Ray White Beachlands
5:00 pm 30 September 2024
(Unless Sold Prior)

View

Saturday & Sunday
1:30 - 2:00 pm



Paula Kirkman

021 0290 8007
paula.kirkman@raywhite.com



Brianne Bignell

021 400 979
brianne.bignell@raywhite.com

WHY WAIT?



Team Brie

Premium Service | Premium Results

Brianne Bignell 021 400 979 | Conor Duffy 021 022 83366 | Paula Kirkman 021 029 08007
teambrie.beachlands@raywhite.com



AUCTION

40 Rewa Road, Maraetai

Seaside Sanctuary - Perched atop the scenic hilltops of Rewa Road, Maraetai Beach, this enchanting and character-filled residence is a gateway to your next adventure. Crafted from solid timber and thoughtfully modernised for effortless maintenance, this home exudes warmth and charm. Step inside to discover a sunken lounge, inviting living spaces, and a unique split-level design that flows seamlessly onto expansive decks. With Whitford Forrest at your back door, you have easy access to an array of Mountain Bike Trails as well as the beach, being only a short walk way. Imagine your future here - can you see it? It looks just like this.

rwbeachlands.co.nz/BCH31056

Lighthouse Real Estate Ltd Licensed (REAA 2008)

3 1 2 1 1 1252

Auction

The Shed @ Ray White Beachlands
4:00 pm 30 September 2024
(Unless Sold Prior)

View

Saturday & Sunday
10:30 - 11:00 am



Brianne Bignell

021 400 979
brianne.bignell@raywhite.com



Paula Kirkman

021 0290 8007
paula.kirkman@raywhite.com

WHY WAIT?



AUCTION

30 Karaka Road, Beachlands

Elevated Charm - Positioned perfectly on the elevated side of Karaka Road - Prime location and potential:

- 1970s Lockwood home which captures views of Rangitoto and the CBD.
- Spacious, north-facing deck, ideal for summer BBQs.
- Rebuild? The potential is there to create something that fully embraces these views.
- Full quarter-acre section - large shed for the toys is located down one side, while the other offers plenty of grass for the kids or pets to enjoy.

rwbeachlands.co.nz/BCH31052

Lighthouse Real Estate Ltd Licensed (REAA 2008)

3 1 1 1 1 1012

Auction

The Shed @ Ray White Beachlands
4:00 pm 30 September 2024
(Unless Sold Prior)

View

Saturday & Sunday
11:15 - 11:45 am



Paula Kirkman

021 0290 8007
paula.kirkman@raywhite.com



Cassandra Opie

021 434 777
cassandra.opie@raywhite.com

WHY WAIT?

For Sale

80 Ingram Road, Drury

6  3  Total Floor: 587 m² Land: 2.17 ha

Private Oasis with Equestrian Facilities & Income

Indulge in the ultimate blend of luxury and functionality with this exquisite property. Nestled on 2.17 hectares of pristine land, the 587 sqm home promises an unparalleled living experience.

Step into your personal entertainment paradise featuring a resort-style pool complex, rejuvenating spa, fully-equipped gymnasium, and an outdoor BBQ area perfect for stylish gatherings.

With two wings, this home offers an abundance space for inter-generational family living, work, and play. Additionally, relish the convenience of a separate 2-bedroom dwelling ideal for guests or a home office. Rounding out this unique offering is a tenanted commercial premise with own driveway entrance which generates an annual income of \$51,000 with a strong 5 + 5 lease.

Unwind amidst meticulously manicured gardens, expansive grounds adorned with a serene pond, and winding bush walks. Equine enthusiasts will delight in the Olympic-sized equestrian dressage arena, five paddocks, and stables, while quadruple garaging and sheds ensure practicality at its finest.

Perfectly positioned near esteemed schools and offering seamless access to motorways and only 25 min Auckland International Airport, this property combines tranquility with convenience.

Don't let this extraordinary opportunity slip away. Embrace luxury living tailored to your unique lifestyle. Schedule your viewing today and experience the epitome of refined living.

OPEN HOME THIS SUNDAY: 11:00 am-11:45 am

ASKING PRICE: \$4,995,000

VIEW: nzsothebysrealty.com/SED10021

CAROLYN HANSON 027 780 8006 **MARKUS BLUM** 027462 8080
carolyn.hanson@nzsir.com markus.blum@nzsir.com

Each office is independently owned and operated. Diamond Group Realty Limited (licensed under the REAA 2008) MREINZ.



SIGNATURE HOMES BOTANY & MANUKAU

Start designing now in Clevedon Meadows



Introducing Clevedon Meadows: Your opportunity to secure a home with titles expected by the end of 2024. With only a 5% deposit required, now is the time to invest in a promising community. Don't wait – contact **Signature Homes Botany & Manukau** and discover the premium sites available exclusive to Signature Homes.

Matthew Woodward | **021 0245 1308**

Angela Whiting | **021 818 500**



Our newest listings

A place to call home

BARFOOT & THOMPSON
Beachlands

Tender
(unless sold prior)



11 Reliance Cres
Beachlands

Ian Boswell 027 285 9314
Nicolette Hale 027 702 9157

Tender
(unless sold prior)
Mortgagee Sale



340 Whitford Rd
Whitford

Kathryn Morris 027 486 3488
Philip Davis 0021 873 934

Negotiation



80 Seventh View Ave
Beachlands

Ian Boswell 027 285 9314
Nicolette Hale 027 702 9157

Negotiation



6 Harbourside Ct
Beachlands

Ian Boswell 027 285 9314
Nicolette Hale 027 702 9157

Negotiation



8 Blakewell Pl
Beachlands

Mike Deverell 021 466 300
Nadine Bryant 021 265 7512

\$1,229,000



193 Maraetai Dr
Maraetai

Ian Boswell 027 285 9314
Nicolette Hale 027 702 9157

Negotiation



45 Campbell Rd
Maraetai

Clare Dower 021 206 6822
Ian Boswell 027 285 9314

Negotiation



18 Defender Cres
Beachlands

Ian Boswell 027 285 9314
Jenny Chandler 0204 000 2564

Negotiation



17 Matara Ave
Maraetai

Mike Deverell 021 466 300
Nadine Bryant 021 265 7512

Still looking for your dream home?

Scan the QR code to explore our current listings. You'll also find details on our website about our current rental properties, and information on all of our Beachlands team members.





RURAL | LIFESTYLE | RESIDENTIAL



CLEVEDON 303 Clevedon Kawakawa Road Clevedon Calling

It is not that often that a parcel of land comes to the market in a prime location in Clevedon. The family brought the farm back in 1907 and this is the first time this 23.48ha of the farm has gone to the market since that original purchase. This property is located minutes from the town centre of Clevedon and features an inviting road frontage and a level terrain. The upper flat area gently descends to the lower area, which is bordered by a stream.

The old villa was moved onto the property back in the 80's and is being sold as is where is condition, ideal for renovation or removal for that new build. The location on the main Clevedon Kawakawa Road is only minutes from the fishing grounds of the inner harbour of the Hauraki Gulf and in the other direction back to the Clevedon Polo grounds. The property offers the best of both worlds.

The farm has an old wool shed on it along with another barn. The property has very good external fencing on the Clevedon boundary side and the fence line on the stream boundary is only a temporary fence with some work needed on the internal fences.

An exceptional opportunity to own a lifestyle property in this sort after area of Auckland.

PRICE BY NEGOTIATION Plus GST (if any)

VIEW By Appointment Only

Mark Needham
M 027 704 6833
E mneedham@pggwrightson.co.nz



Kane Needham
M 027 336 8709
E kane.needham@pggwrightson.co.nz



pggwre.co.nz/PUK39978



OPAHEKE 248 Kauri View Road Buyers Market!

Country lifestyle living on the southern reaches of Auckland City. Located in the Drury Hills area, with the State Highway 1 only minutes away. Offering to you this classic slice of entry level lifestyle real estate!

With its two acres (more or less) setting the land contour is ideal for raising animals or growing some of your favourite crops, this well presented four bedrooms plus study home offers a glorious native bush backdrop complete with city views both day and night. Modernised throughout to a high standard, this warm and inviting open-plan home is cleverly designed with ample amounts of space and comfort on both levels providing freedom and flexibility. Completing this exciting mix is expansive sun-drenched decking and incredible indoor/outdoor flow, making entertaining family and friends an absolute breeze.

Divided into two easy care paddocks and a flat area for extra off-street parking, this elevated yet sheltered home is located just minutes from Drury (with the new developments in the area offering retail and commuting options). If a lifestyle property is wanted, you will find it hard to bypass this great entry level property. Down a quiet no-exit road with a warm and friendly neighbourhood feel, the attraction of local country living is sure hard to beat.

4 2

PRICE BY NEGOTIATION GST Inclusive

VIEW 11.00-11.30am, Sunday 15 & 22 September

Mark Needham
M 027 704 6833
E mneedham@pggwrightson.co.nz



Kane Needham
M 027 336 8709
E kane.needham@pggwrightson.co.nz



pggwre.co.nz/PUK39667



Pōhutukawa Coast & Country OPEN HOMES

OPEN HOMES - SATURDAY 14 SEPTEMBER & SUNDAY 15 SEPTEMBER 2024

SATURDAY	SUNDAY	PRICE	ADDRESS	DESCRIPTION	OFFICE
12:00 - 12:30	3:00 - 3:30	\$1,449,000	4 Barmaree Lane, Beachlands	4 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging, stunning kitchen	Barfoot & Thompson
	3:00 - 3:30	\$1,875,000	232 Jack Lachlan Drive, Pine Harbour Marina, Beachlands	5 bedrooms, 3 bathrooms, 2 lounges, 2 car garaging, double glazed	Barfoot & Thompson
	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	\$1,449,000	184 Seventh View Avenue, Beachlands	5 bedrooms, 3 bathrooms, 2 lounges, approximately 190m2, double garaging	Barfoot & Thompson
11:00 - 11:30		\$3,995,000	69 Potts Rd, Whitford	4 bedrooms, 2 bathroom, vegetable gardens and orchard, olive grove, over 5 acres	Barfoot & Thompson
12:00 - 12:30		\$1,799,000	20 Matara Avenue, Maraetai	4 bedrooms, 3 bathrooms, 2 lounges, triple garage, approximately 318m2	Barfoot & Thompson
	2:00 - 2:30	By Negotiation	12 Potts Road, Whitford	5 bedrooms, 4 bathrooms, 3 lounges, pool, 10.1840ha, barn, stables	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	By Negotiation	45 Campbell Road, Maraetai	3 bedrooms, 1 bathroom, sea views, 1055m2 section	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	Tender 25th Sept (unless sold prior)	11 Reliance Crescent, Spinnaker Bay, Beachlands	4 bedrooms, 2 bathrooms, open plan living, single level brick & tile, double glazed	Barfoot & Thompson
2:00 - 2:30	2:00 - 2:30	By Negotiation	80 Seventh View Avenue, Beachlands	4 bedrooms, 2 bathrooms, 2 living areas, brick and tile, double glazed, gorgeous gardens	Barfoot & Thompson
11:00 - 11:30	12:00 - 12:30	By Negotiation	6 Harbourside Court, Pine Harbour, Beachlands	5 bedrooms, 3 bathrooms, 2 living areas, double garage, approx 257m2	Barfoot & Thompson
	1:00 - 1:30	By Negotiation	18 Defender Crescent, Spinnaker Bay, Beachlands	3 bedrooms, office, 2 bathrooms, 2 living areas, triple car garaging, approx 253m2	Barfoot & Thompson
2:00 - 2:30	2:00 - 2:30	Tender 26th Sept (unless sold prior)	51 Maraetai School Road, Maraetai	5 bedrooms, 3 bathrooms, stunning sea views from this impressive approx 400m2 home	Barfoot & Thompson
11:00 - 11:30		\$1,229,000	193 Maraetai Drive, Maraetai	5 bedrooms, 2 bathrooms, open plan living, sea views	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	Tender 18th Sept (unless sold prior)	38 Trig Road, Whitford	4 bedrooms, 4 bathrooms, 3 lounges, heated pool, sea views, 4836sqm	Barfoot & Thompson
2:00 - 2:30	2:00 - 2:30	By Negotiation	17 Matara Avenue, Maraetai	4 bedrooms, 3 bathrooms, 2 lounges	Barfoot & Thompson
10:30 - 11:00	10:30 - 11:00	Auction	40 Rewa Road, Maraetai	A Seaside sanctuary, perched atop the scenic hilltops, this enchanting and character-filled residence is a gateway to your next adventure	Ray White Beachlands
11:15 - 11:45	11:15 - 11:45	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
11:15 - 11:45	11:15 - 11:45	Auction	30 Karaka Road, Beachlands	Elevated charm - Positioned perfectly on the elevated side of Karaka Road, this 1970s Lockwood home captures stunning views of Rangitoto and the CBD	Ray White Beachlands
11:30 - 12:00	11:30 - 12:00	\$1,849,000	8 Eckford Lane, Maraetai	2-year-old, architecturally designed masterpiece with income potential, blending modern design with functional living	Ray White Beachlands
11:30 - 12:00	3:30 - 4:00	Auction	1/6 Lexington Drive, Botany Downs	Auction This Sunday 4:00pm - Onsite. This tidy 3-bedroom home is private and peaceful, it is the ideal opportunity for downsizers or first-time home buyers	Ray White Beachlands
12:00 - 12:30	12:00 - 12:30	\$1,330,000	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
12:00 - 12:30	12:00 - 12:30	\$1,670,000	16 Atalanta Way, Beachlands	Luxurious 5 bedroom family home offers the perfect blend of stunning views and thoughtfully utilised spaces	Ray White Beachlands
12:00 - 12:30	12:00 - 12:30	Auction	1/12 Masefield Street, Howick	Discover your coastal sanctuary, where the ultimate in summer living and entertaining awaits. This elevated gem boasts wide sea views that enhance the appeal. A magical home	Ray White Beachlands
12:15 - 12:45	12:15 - 12:45	\$1,438,000	170 Maraetai Drive, Maraetai	Beautifully modernised two-story family home with immediate proximity to school and beach	Ray White Beachlands
12:45 - 1:15	12:45 - 1:15	\$1,649,000	51 Constellation Avenue, Beachlands	This stunning two-storey family home combines modern living with timeless charm. Solid brick and weatherboard offering the perfect blend of comfort, style, and convenience	Ray White Beachlands
12:45 - 1:15	12:45 - 1:15	\$1,649,000	11 Toomer Place, Beachlands	The perfect blend of functionality, modern design and privacy. Boasting 6 spacious bedrooms and 3 beautifully appointed bathrooms, this home caters to every family need	Ray White Beachlands
1:15 - 1:45	1:15 - 1:45	\$1,349,000	11 Kaihuia Lane, Clevedon	Immaculate 4 bedroom single level home in prestigious Clevedon North location	Ray White Beachlands
1:30 - 2:00	1:30 - 2:00	Auction	20 Kaiawa Street, Beachlands	Beautifully crafted four-bedroom home by Stonewood Homes that perfectly blends quality construction with modern design	Ray White Beachlands
1:30 - 2:00	1:30 - 2:00	Auction	31 Karo Road, Beachlands	NEW LISTING - 4 bedroom plus office, 2 bathroom, 2 car garage - STONEWOOD Home	Ray White Beachlands
1:30 - 2:00	1:30 - 2:00	Auction	22 Mahutonga Avenue, Beachlands	NEW LISTING - 4 bedroom, 2 bathroom, 2 car garage - FLETCHER Home	Ray White Beachlands
2:15 - 2:45	2:15 - 2:45	Auction	22 Kibblewhite Avenue, Beachlands	NEW LISTING - 4 bedroom, 2 bathroom, 2 car garage - FLETCHER Home. Enclosed outdoor living	Ray White Beachlands
2:15 - 2:45	2:15 - 2:45	Auction	28 Toomer Place, Beachlands	Located in a quiet cul-de-sac in the highly desired suburb of Beachlands, this large property offers an opportunity for multi-generational families and investors alike	Ray White Beachlands
2:15 - 2:45	2:15 - 2:45	Auction	11A Aramitna Place, Beachlands	NEW LISTING - 7 bedroom, 4 bathroom, 2 car garage - extended family living	Ray White Beachlands
3:00 - 3:30		By Negotiation	2/13 Paketai Lane, Beachlands	Modern, safe and sun-filled home in the heart of Pine Harbour has a great floor plan and clever design. Sought after location	Ray White Beachlands



Pōhutukawa Coast & Country OPEN HOMES

OPEN HOMES - SATURDAY 14 SEPTEMBER & SUNDAY 15 SEPTEMBER 2024 - SEE INSIDE BACK COVER



38 Trig Road, Whitford

Sale by Tender: Closing 18th September, 4pm | Open Homes Sat/Sun 1:00 - 1:30pm

THE X FACTOR Way more than a home, this one of a kind showstopper on 4836 sqm of park like grounds will have you smashing the Golden Buzzer from the moment you arrive! Architecturally designed to maximise the sun all year round, the 450+ sqm X wing design will have you loving it more than One Direction. From the quality of construction, location, position, sea views, privacy, heated infinity pool, abundant garaging for cars, truck, boat, workshop and so much more, you won't need a panel of judges to work out that this one is the star of the show. Constructed under 10 years ago with high quality materials and beautifully maintained, this stage is packed full of the modern conveniences one would expect; double glazing, centrally heated flooring, polished concrete floors, vaulted ceilings, butlers pantry, 4 double bedrooms, home office, 4 bathrooms, multiple living spaces and 6 car garaging.

Marketed By: MKS - Matt Kath Stu

Matthew Brown 0275 494 673

Kathryn Morris 0274 863 488

Stuart Fitzpatrick 0276 680 287

BARFOOT & THOMPSON



11 Toomer Place, Beachlands

\$1,649,000 | Open Homes Sat/Sun 12:45 - 1:15pm

Your Forever Home Discover the perfect blend of functionality, modern design and privacy in this stunning family residence. This exceptional home spans two levels, offering ample space for growing families and guests alike. Boasting 6 spacious bedrooms and 3 beautifully appointed bathrooms, this home caters to every family need. The master suite is a true retreat, featuring a luxurious walk-in wardrobe, a private ensuite and peeps of the sea. The heart of the home lies in its open-plan family living, kitchen and dining areas, seamlessly flowing out to a private, covered deck. This outdoor space, complete with a flat lawn, is perfect for children to play safely and pets to roam freely. Practicality meets style with a separate laundry, a second living area and abundant storage options, ensuring every inch of this home is utilised efficiently. The double garage provides secure parking, while additional off-street space accommodates a boat or caravan. This property is a rare find, combining modern living with coastal charm-don't miss the opportunity to make this your family's forever home.

Marketed By:

Brie Bignell

021 400 979

OFFICE: 09 536 7011

Lighthouse Real Estate Ltd

- Licensed (REAA 2008)