

Pōhutukawa Coast & Country PROPERTY GUIDE

June 2024



109 Liberty Crescent, Spinnaker Bay, Beachlands

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

\$2,195,000

BANG FOR YOUR BUCK! OFFERS ASAP! The heading says it all. Time is ticking, now's the time to make your offer as soon as possible. Our vendor's instructions are clear... "Present all offers!". This stunning property is great value for money and an opportunity not to be missed at this price point. A top quality home in a great location and now reduced in price, selling well below replacement value. This substantial property with its vertical cedar and weatherboard exterior and peeps of the sea offers approximately 335m2 of cool contemporary living space. There's 4 bedrooms, 3 bathrooms, 3 separate lounge areas, super-sized open plan designer kitchen, large walk-in scullery and a separate laundry. Flat 800m2 section. Double garaging, good off-street parking plus a second driveway - perfect for the boat, camper or jet ski. Our vendors have bought, so are motivated to sell now. Move fast if you don't want to miss out! Presenting all offers ASAP! Video tour online.

Marketed By: Special Agents 003

Ian Boswell 027 285 9314,

Nicolette Hale 027 702 9157,

Jenny Chandler 0204 000 2564

BARFOOT & THOMPSON



90 Maraetai School Road, Maraetai

Set Sale Date Closing 4pm Wednesday 19, 2024 (Unless Sold Prior) | Open Homes Sat/Sun 2:15 - 2:45pm

Show Stopper

Step into a world of unparalleled luxury and modern elegance at 90 Maraetai School Road, a stunning masterpiece that has rightfully earned its place in the Top 100 Houses of 2023 and won a prestigious Gold Award from Master Builders. This extraordinary residence, split over two levels, is a testament to superior craftsmanship and sophisticated style. Future-proofed for a pool, the outdoor area features a convenient shower, making it perfect for summer days spent basking in the sun. High-end technology is integrated throughout the home, ensuring a modern living experience that caters to your every need. With a further 8 years left of the Master Builders Guarantee this home is designed to impress! Don't miss this rare opportunity to own a piece of architectural excellence.

Marketed By:

Brianne 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 2024!

With a typical Days On Market (DOM) of 33 and a 70% clearance rate within 90 days, versus Private Treaty, which has a typical DOM of 59 and a 36.7% 90 day clearance rate, it is the Auction method that clearly outperforms all other methods of sale.

Stats updated and reflective of a 12 month rolling average sourced from internal market trends as at 10/06/2024

Auction Results Prevail in 2024
Talk to the team today about our process and how Ray White Auctions work best!

Another Sold By Auction



Most Recent Case Study: 139 Second View Avenue, Beachlands

Auction Held 6:00 pm on 27 May, 2024
 Location: The Shed @ Ray White Beachlands
 Days On Market: 35
 Total Number of Inspections: 26
 Pre Auction Offers: 1
 Registered Bidders: 1
 Active Bidders: 1
 Sold Under The Hammer for \$1,500,000
 Check Out The Full Video Coverage Here:
rwbeachlands.co.nz/watch-our-auctions-live



AUCTION

34B Cadwil Drive, Beachlands

Superior Starter - This modern 3-bedroom home, built by Fletcher Living offers the perfect blend of style, comfort & convenience:

- Open-plan living area seamlessly combines the kitchen, dining & living space.
- The master suite boasts a walk-in wardrobe and an ensuite bathroom.
- Sleek, modern kitchen features top-of-the-line appliances, ample storage and extends effortlessly to a private outdoor patio & spacious backyard.
- Pine Harbour Marina is nearby, offering a quick ferry service to Auckland's CBD.

rwbeachlands.co.nz/BCH30948

Lighthouse Real Estate Ltd Licensed (REAA 2008)

3 2 1 400

Auction
 The Shed @ Ray White Beachlands
 6:00 pm 24 June 2024
 (Unless Sold Prior)

View
 Saturday & Sunday
 10:30 - 11:00 am



Brianne Bignell
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ALAN WHITE
ELITE
PERFORMER 22-23



Paula Kirkman
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WHY WAIT?



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 Daniel Forsyth who was lured away from the Coast by the prospect of a rural life in Hūnua.

What prompted the decision to change from an urban lifestyle to a rural one?

After a decade of living the easy life in Beachlands, juggling gym sessions at ALLFIT and Seadoo Jetski adventures, we decided as a family we needed a change. I did own a lifestyle property in Ararimu when I met my wife so I had an idea of what we were about to do. Our main decision to move was for our 12-year-old animal-loving daughter. So I traded the jetski for a tractor and we purchased 12 acres in Hūnua last July 2023.

Were there additional factors involved in buying a rural property, that you wouldn't normally think about when purchasing an urban property?

Absolutely! In Beachlands, our biggest concern might be the proximity to good coffee. In the country, it's more about "How many high maintenance goats will fit in the paddock?" and "Do we have enough space for the horse jumps?" In Beachlands we were on tank water so that's the same, but understanding how the paddocks are supplied water was a good question. The best investment upon moving in was the Kioti tractor from Power Farming and I have done over 160 hours on it now.



L-R: Daniel, Delta and Cass are living the good life at their new property in Hūnua.

What were some of the biggest challenges involved in moving to your new postcode?

Firstly, learning to drive a tractor without mowing down the mailbox or hitting the garage door with the roll cage, this was a steep learning curve. Also, moving from a community where you know a lot of people to a place where your nearest neighbour is a few paddocks away required some adjustment. The Hūnua neighbours have been very welcoming and we have a new community of friends. But the biggest challenge? Convincing the family that internet speeds would be acceptable, but in fact with Starlink it's faster than fibre by a long shot!

What's the best thing about your new location? And the worst?

The best thing is undoubtedly the space – 12 acres of freedom! Our horses and new goats love it, and we have plenty of room for new hobbies. I'm an active relaxer and love being outside doing jobs around the property which you can't do in an urban area. We are also doing a lot with conservation including planting natives and helping with predator-free Hūnua. This is something I have enjoyed doing with my daughter. The worst? Realising that 'popping to the store' now requires a well-planned expedition rather than a quick trip – but that just comes down to better management and saves money in the long run. Far less take-aways too which is a bonus.

What impact has it had on your family?

It's been fantastic! My wife and daughter are in horse heaven, and we've all enjoyed the fresh air and peaceful surroundings. I see more of my family as they are not at Pony Club as much after school. Plus, we've become quite the experts in spotting wildlife – seeing a native kākā this week and so many tuis.

Would you consider moving back to the Coast again?

While we miss the coastal breeze and our jetski adventures, we've

truly fallen in love with rural life. Never say never, but for now, we're all about tractors, horses, goats and the serenity of the countryside. Besides, the Coast will always be there for a relaxing day trip.

Living in the countryside has given us a newfound appreciation for the simpler things in life. Whether it's stargazing on clear nights or learning to appreciate the art of post and rail fence mending, we've embraced this new chapter with open arms. Plus, I've discovered that driving a tractor can be surprisingly therapeutic – who knew?! If you are on the urban fence

thinking of a move, I recommend it especially if you have younger animal crazy children.

What advice did your real estate agent provide to help secure your lifestyle property?

Elise Obern was amazing at drafting an offer on the home we purchased. Then when our offer was accepted, Elise moved quickly to put our home in Spinnaker Bay on the market and secured an offer for us to go unconditional.

...and go in the draw to win two pairs of cosy slippers!*

We believe in supporting local businesses and absolutely love the range offered by **The Cowhide Company**. Visit their website or Beachlands showroom to see for yourself!



Proudly brought to you by your local experts!

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*Appraisals booked before 31 July 2024 will go into the draw.

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NEW LISTING



NEW LISTING

MARAETAI

3 JACOBS WAY



TENDER

4:00pm Thursday 27th June (unless sold prior)

VIEWING

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

barfoot.co.nz/893223

BLESS THIS HOUSE!

- Fully fenced approx 226m² family home
- Low maintenance recently painted weatherboard and brick exterior
- A selection of modern improvements including new carpet, security system, ducted air-conditioning, DVS ventilation
- Swim-spa plus spa pool
- Double garage plus off-street parking

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MARAETAI

12 OMANA HEIGHTS DRIVE



TENDER

4:00pm Thursday 27th June (unless sold prior)

VIEWING

003 OPEN HOME: SAT & SUN 2:00 - 2:30pm

barfoot.co.nz/892640

ALL GROWN UP!

- Stunning sea views of hauraki gulf
- Beautifully renovated, immaculate!
- 215m² (approx) weatherboard home
- Open plan living area opens to deck
- Double garaging & off street parking
- 700m² more or less level section
- Watch our Special Agents 003 video!

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NEW LISTING



NEW LISTING

BEACHLANDS

22 TUI BRAE



TENDER

4:00pm Thursday 27th June (unless sold prior)

VIEWING

003 OPEN HOME: SAT & SUN 2:00-2:30pm

barfoot.co.nz/893056

WHAT'S MY OPTIONS?

- Huge nearly 300m² (approx) home
- 3 bedroom & 2 bathroom main house
- Separate large guest wing, own access
- Recent upgrades - new carpet, painting
- 864m² (more or less) of land
- Semi-covered outdoor entertaining
- Watch our 003 property tour now!

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WHITFORD

292 WHITFORD PARK ROAD



TENDER

4:00pm Thursday 27th June (unless sold prior)

VIEWING

003 OPEN HOME: SUNDAY 11-11:30am

barfoot.co.nz/893302

NATURAL BALANCE

- Spacious approximately 324m² home
- Oversized covered outdoor entertaining
- Contemporary lifestyle home
- Approx 4 acres of countryside living
- Private guest wing
- Designer kitchen and butler's pantry
- Triple car garaging, electric gates

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Auckland leads slowdown, as national prices dip

- content supplied by CoreLogic

Home value growth in Aotearoa New Zealand has completely petered out in the past two months, with values dipping by 0.2% in May, after a minor 0.1% fall in April.

CoreLogic's House Price Index now shows an average property value across NZ of \$931,438, up by 1.0% from a year ago, but still roughly 11% below the peak.

Below the recent stagnation at the national level, the main centres are showing multi-speed conditions. Auckland dropped a notable 0.8% in May (after a 0.6% fall in April), while Wellington saw a 0.6% fall, and Tauranga dipped 0.5%. By contrast, Christchurch rose 0.5%, and Hamilton and Dunedin both saw gains of 0.8% over the month.

CoreLogic NZ Chief Property Economist, Kelvin Davidson, noted that although the national declines over April and May have been very small, the shift in the market is clear to see.

"In the past few weeks we've seen a raft of regulatory changes, including the abrupt scrapping of

first home grants, the near-term easing of the LVR rules and the introduction of debt-to-income caps. But with mortgage rates tipped to remain high for a while yet, it's no surprise the market has lost a bit of the momentum we had been seeing through the early part of this year. Forthcoming tax relief for households is unlikely to change that," Mr Davidson said.

"An important factor still in play is the high stock of listings on the market, and the associated shift in bargaining power towards buyers, which is subduing prices. We also estimate that the shortening of the Brightline Test from 1st July could see as many as 50,000 or so properties benefit to some degree from reduced risk of having to pay capital gains tax, which could see some more listings coming to market. Of course, only a portion of those properties will actually be put up for sale.

"On another note, borrowers who have faced higher interest rates as their previous mortgage deals come to an end have coped pretty well with tight monetary policy thus

CoreLogic House Price Index – Auckland

	Change in property values				Average Value
	Month	Quarter	Annual	From peak	
Rodney	-0.7%	1.5%	2.2%	-10.6%	\$1,269,599
North Shore	-1.2%	-0.8%	1.6%	-13.0%	\$1,458,462
Waitakere	0.0%	-0.6%	-0.6%	-18.0%	\$1,005,693
Auckland City	-0.7%	-0.8%	-5.3%	-16.5%	\$1,474,341
Manukau	-1.4%	-2.6%	0.9%	-16.7%	\$1,145,486
Papakura	-0.8%	-2.4%	2.6%	-16.3%	\$907,951
Franklin	-0.4%	-1.3%	-5.4%	-14.3%	\$904,088

far, thanks largely to the strong labour market. Looking ahead, a little less job security could see housing activity and prices remain fairly subdued," he added.

Auckland has been at the forefront of the recent slowdown in property values across the country, and Waitakere was the only sub-market to avoid falls in May. The remaining markets saw declines ranging from 0.4% in Franklin to more than 1% in both North Shore and Manukau.

Over the three months to May, only Rodney saw growth in property values (1.5%), with the rest of Auckland down by at least 0.6%, and as much as 2.6%.

"There's always been a perception that Auckland leads the rest of the country in terms of property market performance, and although the evidence shows that isn't always the case, it's certainly still pretty striking that our largest city is now seeing renewed weakness in prices," Mr Davidson said.

"With listings up, buyers now have the bargaining power, and it'll be interesting to see if this pattern spills over more significantly into other markets in the next few months."

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Level One Corner Bellingham Road & William Ralph Road, Flat Bush





ŌRERE POINT BEACH

SIGNATURE HOMES BOTANY & MANUKAU

The Vines, Monument Road, Clevedon

2 sites remain, House & Land Packages from \$1,329,000



Own your piece of Clevedon paradise at The Vines. Build now on titled sites with fixed-price contracts, only a short walk to local amenities including charming cafes and parks. Only two sites remain - contact us now to claim yours! Plus, stay tuned for upcoming opportunities at Clevedon Meadows. Begin your new home journey with us today.

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Pohutukawa Coast & Country OPEN HOMES

OPEN HOMES - SATURDAY 15 JUNE & SUNDAY 16 JUNE 2024

SATURDAY	SUNDAY	PRICE	ADDRESS	DESCRIPTION	OFFICE
	12:00 - 12:30	\$1,479,000	4 Barmaree Lane, Beachlands	4 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging, stunning kitchen	Barfoot & Thompson
	2:00 - 2:30	\$1,925,000	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	\$1,665,000	2 The Way, Beachlands	4 bedrooms, 4 bathrooms, 3 lounges, office, guest wing, double garage, sea views	Barfoot & Thompson
3:00 - 3:30	3:00 - 3:30	Tender 27 June (unless sold prior)	3 Jacobs Way, Maraetai	4 bedrooms, office, 3 bathrooms, swim-spa, double garage & big off-street parking	Barfoot & Thompson
2:00 - 2:30	2:00 - 2:30	Tender 27 June (unless sold prior)	12 Omana Heights Drive, Maraetai	3 bedrooms, 2 bathrooms, double garage, sea views	Barfoot & Thompson
12:00 - 12:30	12:00 - 12:30	\$1,450,000	242 Jones Rd, Hunua	4 bedrooms, 2 bathrooms, 2 lounges, 2+ hectares	Barfoot & Thompson
2:00 - 2:30	2:00 - 2:30	Tender 27 June (unless sold prior)	22 Tui Brae, Pine Harbour Marina, Beachlands	3 bedrooms & 2 bathrooms plus self contained guest wing, approx 291m2	Barfoot & Thompson
	12:00 - 12:30	By Negotiation	16 Matara Ave, Maraetai	5 bedrooms, 3 bathrooms, 2 lounges, 2 car garaging	Barfoot & Thompson
	3:00 - 3:30	By Negotiation	12 Lydiard Place, Beachlands	4 bedrooms, office, 2 bathrooms, 2 lounges, 2 car garaging	Barfoot & Thompson
		\$1,595,000	2 Harbourside Court, Beachlands	5 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging	Barfoot & Thompson
3:00 - 3:30	3:00 - 3:30	\$1,595,000	20 Kibblewhite Avenue, Beachlands	4 bedrooms, 2 bathrooms, 2 lounges, approximately 236m2, double garaging	Barfoot & Thompson
12:00 - 12:30	12:00 - 12:30	\$2,195,000	109 Liberty Crescent, Spinnaker Bay, Beachlands	4 bedrooms, 3 bathrooms, 3 lounges, 2 car garaging, approximately 335m2	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	Tender 13 June (unless sold prior)	48 Craig Road, Maraetai	3 bedrooms & 2 bathrooms + separate studio guest wing, pool, sea views	Barfoot & Thompson
	11:00 - 11:30am	\$1,449,000	26 Pohutukawa Road, Beachlands	4 bedrooms, 2 bathrooms, 2 lounges, double garage, swimming pool, 1/4 acre	Barfoot & Thompson
11:00 - 11:30		By Negotiation	184 Seventh View Avenue, Beachlands	5 bedrooms, 3 bathrooms, 2 lounges, approximately 190m2, double garaging	Barfoot & Thompson
	11:00 - 11:30	\$1,150,000	6 Maraetai Heights Road, Maraetai	3 bedrooms, 1 bathroom, sea views, 2 car garaging, 1227m2 section	Barfoot & Thompson
2:00 - 2:30	2:00 - 2:30	\$1,169,000	36 Maraetai School Rd	3 bedrooms, 2 bathroom, 1 office, sea views	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	\$1,249,000	3a Araminta Pl, Beachlands	3 bedrooms, 2 bathrooms, 2 car garaging, close to local amenities	Barfoot & Thompson
3:00 - 3:30		By Negotiation	17 Lydiard Place, Beachlands	4 bedrooms, office, 2 bathrooms, 2 lounges, kitchen with butler's pantry	Barfoot & Thompson
	4:00 - 4:30	\$1,595,000	117 Pine Harbour Parade, Beachlands	5 bedrooms, 3 bathrooms, 2 lounges, 2 car garaging, approximately 260m2	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
	11:00 - 11:30	Tender 27 June (unless sold prior)	292 Whitford Park Rd, Whitford	4 acres, 5 bedrooms, 3 bathrooms, 3 lounges, 3 car garaging, approx 324m2	Barfoot & Thompson
2:00 - 2:30	2:00 - 2:30	Tender 12 June (unless sold prior)	66 Craig Rd, Beachlands	3 bedrooms, 2 bathrooms, 2 lounges, North-facing, sea views	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	By Negotiation	12 Arthur Wright	5 bedrooms, 3 bathroom, 2 car garaging	Barfoot & Thompson
10:30 - 11:00	10:30 - 11:00	Auction	34B Cadwil Drive, Beachlands	Immaculate presentation, single level duplex home - freehold title, quiet cul-de-sac location. Be quick!	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	\$769,000	2/13 Paketai Avenue, Beachlands	Pine Harbour location, modern neat & tidy Mike Greer townhouse. Great buying!	Ray White Beachlands
12:00 - 12:30	12:00 - 12:30	\$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
12:00 - 12:30	12:00 - 12:30	\$999,000	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
12:45 - 1:15	12:45 - 1:15	\$1,725,000	67 Shelly Bay Road, Beachlands	Country estate in the heart of Beachlands. A superb residence with quality throughout	Ray White Beachlands
1:30 - 2:00	1:30 - 2:00	By Neg	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
1:30 - 2:00	1:30 - 2:00	By Neg	3 Mariner Lane, Beachlands	Modernised Fletcher home in the highly sought after Pine Harbour Estate neighbourhood. Walk to your boat!	Ray White Beachlands
1:30 - 2:00	1:30 - 2:00	Deadline Sale	19 Shelly Bay Road, Beachlands	Charming single level home offering the perfect blend of comfort, convenience and potential. 3 bedrooms	Ray White Beachlands
2:15 - 2:45	2:15 - 2:45	By Neg	66-68 Carlton Crescent, Maraetai Beach	A world of opportunity. Two sites, two homes, two titles - sold as one parcel. Check it out this weekend to find out more!	Ray White Beachlands
2:15 - 2:45	2:15 - 2:45	Deadline Sale	90 Maraetai School Road, Maraetai	Bespoke home, of the highest calibre. Stunning sea views, will not disappoint!	Ray White Beachlands
3:00 - 3:30	3:00 - 3:30	Auction	15 Alexander Avenue, Maraetai	Stunning sea views, proximity to beach. Great potential with this 4 bedroom 2 bathroom home	Ray White Beachlands



Pohutukawa Coast & Country OPEN HOMES

OPEN HOMES - SATURDAY 15 JUNE & SUNDAY 16 JUNE 2024 - SEE INSIDE BACK COVER



36 Maraetai School Road

List Price: \$1,165,000

Open Homes Sat/Sun 2:00-2.30pm

Sea The Views!

Ocean views don't have to be a dream.

Built in the late 1950's 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 fantastic views, at fantastic value!

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

BARFOOT & THOMPSON



1/20 Unga Place, Beachlands

\$749,000 | Open Homes Sat/Sun 12:00 - 12:30 pm

Your Dream Coastal Apartment Awaits If you're searching for an affordable and spacious property with cash flow potential, your search ends here. This stunning unit, built by Mike Greer Homes, perfectly combines style, convenience and coastal charm. Located in Pine Harbour, you'll be part of a vibrant community just a stone's throw away from local restaurants and the ferry service connecting you to Auckland's bustling CBD.

Upon entering, you'll find a warm, welcoming interior. The unit features two generously sized bedrooms and a modern bathroom, finished with high-quality fixtures. A separate laundry room offers both convenience and functionality. The modern open-plan layout ensures a seamless flow throughout the unit. Prepare meals in the well-appointed kitchen, equipped with sleek appliances and ample storage, while staying connected with family and friends in the adjacent living area. Enjoy two sun bathed patio areas, perfect for al fresco dining or enjoying your morning coffee. Ideal for first home buyers, down-sizers and investors alike, this home offers a world of possibilities.

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Lighthouse Real Estate Ltd
- Licensed (REAA 2008)