

Pōhutukawa Coast & Country PROPERTY GUIDE

March 2025



36 Columbia Crescent, Spinnaker Bay, Beachlands

Tender: 4pm Thursday 20th March

003 Open Home: Saturday and Sunday 1:00 - 1:30pm

MISSION POSSIBLE!

This substantial property, constructed primarily from concrete block and spanning over 330m², is a standout in today's market. The concrete block base, rendered brick exterior, and solid concrete mid-floor offer exceptional durability and peace of mind. With three separate lounges, a formal dining room, and a generous study area, this home is ideal for a large family or those who work from home. 3 bathrooms with underfloor heating and two separate powder rooms add convenience and a touch of luxury. There's 4 large bedrooms, 2 with ensuites. The well appointed family kitchen features underfloor heating, stone countertops and a stylish stove. A massive second lounge with a kitchenette downstairs is perfect for movie nights, teenage hangout or hosting guests. Multiple covered decks allow for year-round entertaining. If your mission is to find a spacious, high-quality home this property might just be mission accomplished. Video tour online.

Marketed By: Special Agents 003

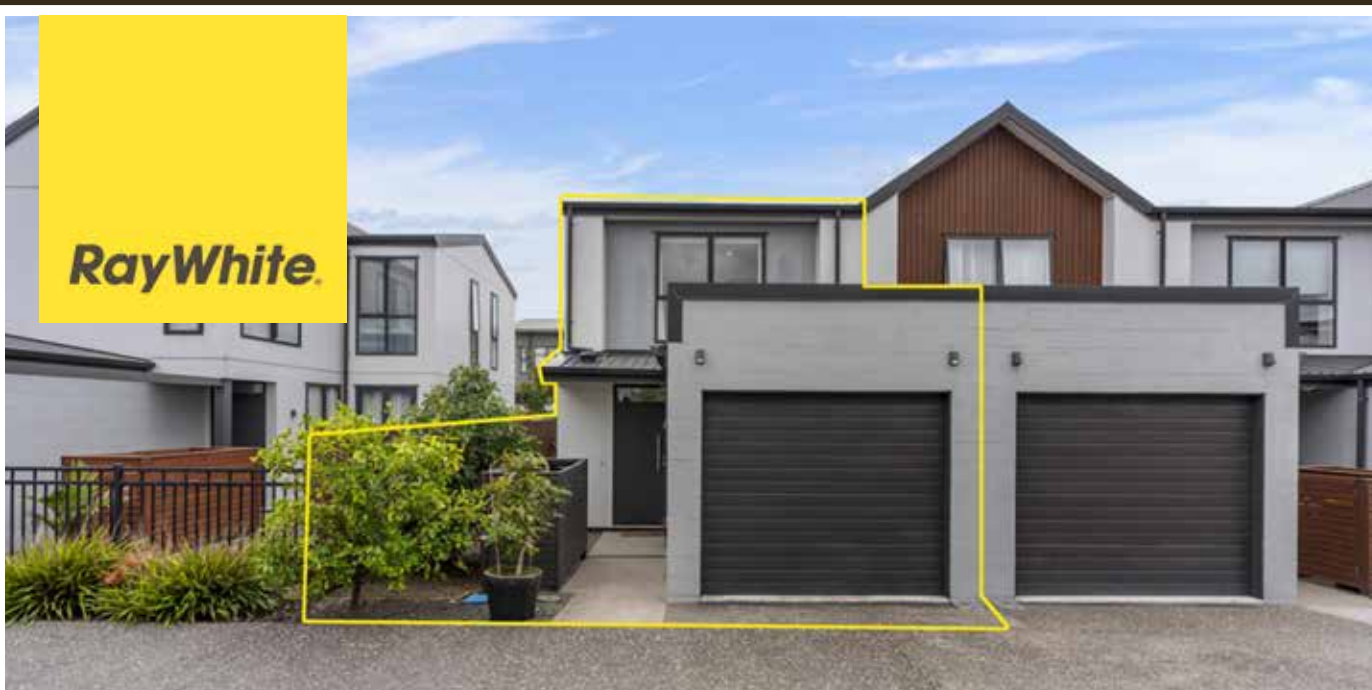
Ian Boswell 027 285 9314,

Nicolette Hale 027 702 9157,

Jenny Chandler 0204 000 2564

Clare Dower 021 206 6822

BARFOOT & THOMPSON



13 Gateway Avenue, Beachlands

Auction 4:00 pm 31 March 2025 (Unless Sold Prior) | Open Saturday & Sunday 1:30 - 2:00pm

GATEWAY TO YOUR DREAM

This modern townhouse isn't just about easy living; it's about better living. Step inside and discover a thoughtfully crafted lower level where open-plan kitchen, dining and living areas flow seamlessly to a beautifully landscaped front yard - private and perfect for entertaining. What truly sets this home apart is the additional side access, offering extra space for children and pets to play while allowing more natural light to pour in through extra windows. A single garage and a cleverly tucked-away laundry add to the home's practicality. Upstairs, two spacious bedrooms and two stylish bathrooms provide a great retreat. And when it's time to venture out, you're just a short stroll from Pine Harbour Marina - home to vibrant local restaurants, Friday markets and an easy ferry ride to Auckland's CBD. More than just a townhouse, this is a home built for living. Ready to make it yours?

Marketed By:

Conor Duffy

021 022 83366

OFFICE: 09 536 7011

Lighthouse Real Estate Ltd

- Licensed (REAA 2008)

Property values return to growth in February

- by Core Logic NZ

Property values in Aotearoa New Zealand rose by +0.3% in February, the clearest sign yet that 2024's 'mini downturn' has come to an end and that 2025 will likely see modest growth.

After a cumulative -4.1% decline over March to September last year, the CoreLogic Home Value Index (HVI) recorded modest movements from October to January. This month's result marks the strongest rise since a +0.5% gain back in January last year.

The median national value now stands at \$807,164, which is down -16.9% from the record highs in late 2021 and early 2022, but +17.1% above the pre-COVID figure of \$689,353 in March 2020.

Around the main centres, February marked a stronger month despite a -0.2% drop in Tauranga, with Ōtautahi Christchurch and Ōtepoti Dunedin both seeing increases of +0.6%, and Kirikiriroa Hamilton at +0.5%. Tāmaki Makaurau Auckland had +0.3%. Te Whanganui-a-Tara Wellington saw a +0.1% rise – a modest increase, but still quite a marked change from the average falls of -0.7% in the prior 11 months.

CoreLogic NZ Chief Property Economist Kelvin Davidson said the modest growth was expected given earlier signs about a return to growth.

"The rise of 0.3% in the national median property value is fairly modest by past standards but nevertheless represents the first meaningful increase for

more than a year," he said.

"It was always likely that the property value falls in 2024 would come to an end at some stage in early 2025, given the extent of interest rate cuts since July or August last year."

He said the overall growth figure was masking local variability. "While some markets have clearly turned a corner, there's still variability, with Tauranga edging lower in February."

"While the early signs of renewed growth for property values will be welcomed by many, the good vibes won't be universal."

"After all, there's always two sides to the coin when it comes to house prices, and aspiring buyers would no doubt be happier if they were

flat or falling." "That said, with listings still abundant and debt to income ratio limits set to be a restraint if and when banks' serviceability test rates fall further, a rampant boom in property values in 2025 seems unlikely."

The general re-emergence of rising property values in February was replicated across almost all of Tāmaki Makaurau, with Franklin and Auckland City both recording gains of 0.5%, and North Shore 0.3%. Rodney, Waitakere, and Papakura all had a modest rise of 0.1%, although Manukau edged down by the same figure.

Over a slightly longer three-month horizon, some areas have still seen modest falls (e.g. 0.3% in Waitakere and 0.2% in Manukau), but those figures also seem likely to turn positive again in the near term.



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NEW LISTING



TENDER

BEACHLANDS
 17 GATEWAY AVENUE



TENDER
 Tender Closes: Thursday 27th March
VIEWING
 003 OPEN HOMES: SAT & SUN 2:00 - 2:30

barfoot.co.nz/908784

CITY SLICKER
 - Modern low maintenance townhouse
 - Built approximately six years ago
 - Two spacious double bedrooms
 - Master Builder Guarantee included
 - Fully double glazing & 2 heat pumps
 - Master bedroom with own ensuite
 - Open plan kitchen, dining, & lounge
 - 5 minutes from Pine Harbour Marina

SPECIAL AGENT 003
 Jenny Chandler 0204 000 2564
 Nicolette Hale 027 702 9157
Ian Boswell 027 285 9314
 Clare Dower 021 206 6822
j.chandler@barfoot.co.nz

BEACHLANDS
 101 LIBERTY CRESENT



TENDER
 4:00pm 18 Mar 2025 at Barfoot & Thompson
 Whitford Office (unless sold prior)
VIEWING
 Phone For Viewing Times
barfoot.co.nz/907621

Multigenerational Living Perfected
 If you've ever dreamed of a home that offers space for every possibility, this is it.

Welcome to 467m² of modern luxury in the highly sought after Spinnaker Bay, Beachlands.

Mike Deverell
 021 466 300
m.deverell@barfoot.co.nz
Pam Ly
 021 339 955
p.ly@barfoot.co.nz

Thrills & Spills



Daniel Wei, Stuart Fitzpatrick, Mike Deverell, Matthew Brown, Courtney Gould, Ian Boswell

Barfoot & Thompson Beachlands - proud supporters of the Beachlands & Maraetai Trolley Derby

The sun came out in full support for this year's Beachlands & Maraetai Trolley Derby and our team was there again to cheer on the racers, and run our always popular chocolate toss game.

Special thanks to everyone who stepped up for a go - \$488 was raised over the morning!



Find your new home in The Vines, Clevedon

A beautifully designed 4-bedroom, 2.5-bathroom home featuring striking twin gable roofs, effortless indoor-outdoor flow, and a stunning kitchen with a scullery—perfect for entertaining and everyday living.

Contact Signature Homes Botany & Manukau today

Matthew Woodward | 021 0245 1308 Angela Whiting | 021 818 500



View Package



FAMILY COUNTRY LIVING IN CONMARA ESTATE

Lot 14, 144 Papakura-Clevedon Rd, Clevedon from \$1,282,000*

Build your brand new G.J. Gardner home in the vibrant and growing rural community of Clevedon. This example of a spacious family home with excellent indoor outdoor flow is a great option or design your own with our team. Located in a prime spot just 2 mins drive from the vibrant Clevedon Village and sought after local primary school. Nestled within Conmara this site offers the perfect blend of country living and modern convenience.

***Price indication only and includes land.**
Some conditions may apply. Subject to availability. Price current as at 05/02/2025. Images are artist's impression only.



09 274 2082 / gjjardner.co.nz

3 2 1 2 187m² 564m²



Floor Plan © G.J. Gardner Homes 2025

G.J. Gardner. HOMES



RayWhite

AUCTION

54 Seventh View Avenue, Beachlands

Step inside, and you'll know - this is love, this is home.

- Contemporary design & comfort
- Open plan living - kitchen with high-end appliances, a skylight & a well-appointed scullery
- Outdoor tropical oasis with expansive decking, ambient lighting & two covered spaces
- Double garage & ample off-street parking

This beautifully designed GJ Gardner home has it all - come see for yourself.

rwbeachlands.co.nz/BCH31165

Lighthouse Real Estate Ltd Licensed (REAA 2008)

4 2 2 2 754

Auction

The Shed @ Ray White Beachlands
4:00 pm 24 March 2025
(Unless Sold Prior)

View

Saturday & Sunday
12:00 - 12:30 pm



Brianne Bignell

021 400 979

brianne.bignell@raywhite.com

ALAN WHITE
ELITE
PERFORMER 24-25



Paula Kirkman

021 0290 8007

paula.kirkman@raywhite.com

WHY WAIT?



RayWhite

AUCTION

63 Seventh View Avenue, Beachlands

More Than Meets the Eye - This single-level home is designed for modern living & effortless entertaining.

- 5 spacious bedrooms, 3 bathrooms (including 2 ensuites), 2 living areas, a separate laundry & a spacious double garage.
- Open-plan kitchen, living & dining area - with a large modern kitchen equipped with high-end appliances & a scullery.
- Covered deck & fully fenced backyard, where hosting BBQs with friends is a breeze.

rwbeachlands.co.nz/BCH30658

Lighthouse Real Estate Ltd Licensed (REAA 2008)

5 3 2 4 2 803

Auction

The Shed @ Ray White Beachlands
4:00 pm 24 March 2025
(Unless Sold Prior)

View

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12:00 - 12:30 pm



Brianne Bignell

021 400 979

brianne.bignell@raywhite.com

ALAN WHITE
ELITE
PERFORMER 24-25

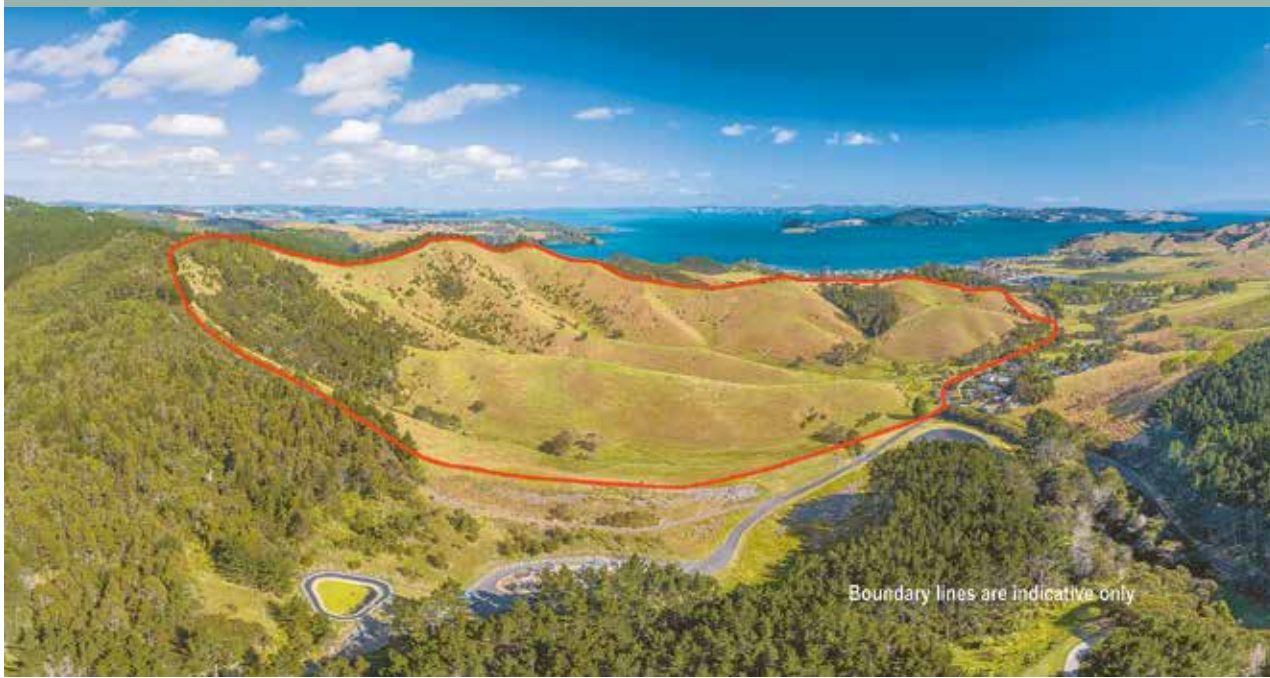


Paula Kirkman

021 0290 8007

paula.kirkman@raywhite.com

WHY WAIT?



KAWAKAWA BAY

45.87HA - On Kawakawa Bays Doorstep

45.87-hectare rural property located in the picturesque Kawakawa Bay. Ideal for livestock grazing and somewhere to park the boat and be on the water fishing in minutes, this fully fenced property offers ample space and excellent location.

Key Features:

- 45.87-hectare property.
- RV \$1,175,000
- Beautiful Kawakawa Bay 56km from Auckland CBD, known for its stunning outlook, great fishing and friendly community.
- 7 Wire sheep fencing, making it perfect for livestock grazing.
- Endless possibilities for farming, equestrian activities, or simply enjoying the rural lifestyle.

Great opportunity to own a piece of paradise in Kawakawa Bay. Whether you're looking to expand your farming ventures, a keen fisherman or seeking a peaceful retreat, this property is well worth looking over.

PRICE BY NEGOTIATION

Plus GST (if any)

Adrian van Mil
 M 027 473 3632
 E avanmil@pggwrightson.co.nz



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



pggwre.co.nz/PUK41015

Rural or lifestyle Thinking of selling?

Are you looking to make your next move? Due to recent successful sales we are now looking for new rural and lifestyle listings. For an up-to-date, no obligation appraisal please do not hesitate to contact one our team.

Covering all of Pukekohe and surrounds, our local experts are here to help you!



ADRIAN VAN MIL
M 027 473 3632



MARK NEEDHAM
M 027 704 6833



KANE NEEDHAM
M 027 336 8709



RICHARD WRIGHT
M 027 454 6000

CALL TODAY!



PUKEKOHE OFFICE
219 Manakau Road, Pukekohe
PH 09 237 2014



Pōhutukawa Coast & Country OPEN HOMES

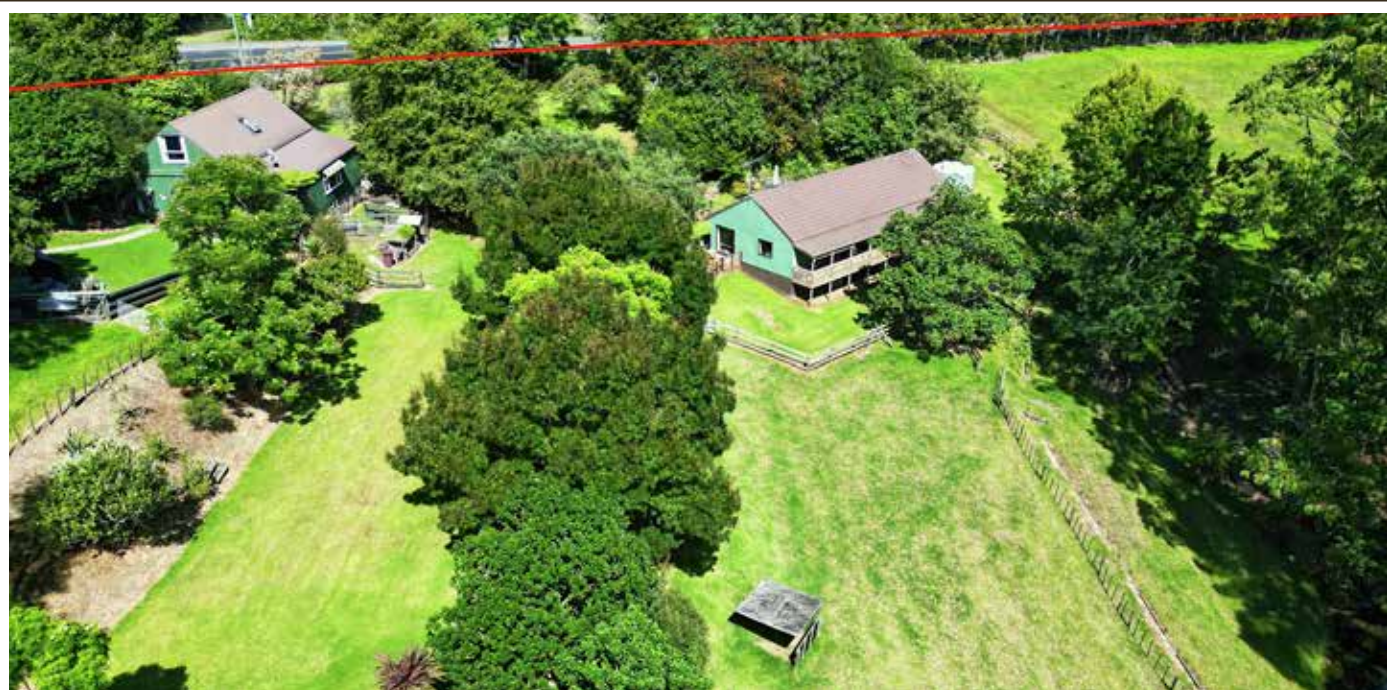
OPEN HOMES - SATURDAY 15 MARCH & SUNDAY 16 MARCH 2025

SATURDAY	SUNDAY	PRICE	ADDRESS	DESCRIPTION	OFFICE
3:00 - 3:30		Negotiation	156 Second View Ave, Beachlands	Waterfront premium home, 4 bedrooms, 3 lounges, 2 bathrooms, approx 360m2	Barfoot & Thompson Beachlands
	11:00 - 11:30	\$1,225,000	6 Araminta Pl, Beachlands	Single level brick & tile, 3 bedrooms, 2 bathrooms, double garage, 786m2 section	Barfoot & Thompson Beachlands
	2:00 - 2:30	\$1,789,000	20 Matara Ave, Maraetai	4 bedrooms, 3 bathrooms, 2 lounges, triple garage, approximately 318m2	Barfoot & Thompson Beachlands
1:00 - 1:30	1:00 - 1:30	\$1,495,000	56A Karaka Rd, Beachlands	5 bedrooms, 4 bathrooms, 2 lounge, 298m2, sea views	Barfoot & Thompson Beachlands
12:00 - 12:30	12:00 - 12:30	Negotiation	36 Pine Harbour Pde, Beachlands	4 bedrooms, 3 bathrooms, 3 lounges	Barfoot & Thompson Beachlands
3:00 - 3:30	3:00 - 3:30	\$1,775,000	46 Constellation Avenue, Beachlands	2 bedrooms, 2 bathrooms, 3 lounges, office	Barfoot & Thompson Beachlands
12:00 - 12:30	12:00 - 12:30	\$1,959,000	6 Keshvara Rd, Beachlands	Modern home, 7 bedrooms, 5 bathrooms, 4 lounges, views, approx 360m2	Barfoot & Thompson Beachlands
	3:00 - 3:30	\$1,749,000	27 Omana Heights Dr, Maraetai	4 bedrooms, office, 2 bathrooms, 2 lounges, swimming pool, new kitchen	Barfoot & Thompson Beachlands
	12:00 - 12:30	\$2,895,000	21 Liberty Cres, Beachlands	Modern and spacious home, 380+ sqm, 6 bedrooms, 3 bathrooms, 3 lounges, sea views	Barfoot & Thompson Beachlands
2:00 - 2:30	2:00 - 2:30	Tender 20 March (unless sold prior)	38 Te Pene Road, Maraetai	3 bedrooms, 2 bathrooms, panoramic ocean views	Barfoot & Thompson Beachlands
12:00 - 12:30	12:00 - 12:30	Tender (unless sold prior)	107 Pine Harbour Parade, Beachlands	5 bedrooms, 3 bathrooms, 3 lounges, 3 car garaging, ample space	Barfoot & Thompson Beachlands
1:00 - 1:30	1:00 - 1:30	Tender 20 March (unless sold prior)	36 Columbia Crescent, Beachlands	4 bedrooms, 3 bathrooms, 3 lounges, 2 car garaging, over 330sqm	Barfoot & Thompson Beachlands
2:00 - 2:30	2:00 - 2:30	Tender 20 March (unless sold prior)	18 Craig Road, Maraetai	4 bedrooms, 2 bathrooms, 2 lounges, 1480m2 (more or less), stunning views	Barfoot & Thompson Beachlands
3:30 - 4:30	3:30 - 4:30	Tender 20 March (unless sold prior)	79 Whitford Park Road, Whitford	6 bedrooms, 4 bathrooms, 3 lounges, 3 car garaging, pool, over 450sqm floor area	Barfoot & Thompson Beachlands
3:00 - 3:30	3:00 - 3:30	Tender 03 April (unless sold prior)	376 Whitford Park Road, Whitford	4 bedrooms, 4.07ha, separate garage plus barn	Barfoot & Thompson Beachlands
2:00 - 2:30	2:00 - 2:30	\$1,799,000	17 Kaiawa Street, Beachlands	5 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging, pool, spa	Barfoot & Thompson Beachlands
1:00 - 1:30	1:00 - 1:30	Tender 20 March (unless sold prior)	22 Te Puru Drive, Maraetai	4 bedrooms, 3 bathrooms, 2 lounges, coastal lifestyle	Barfoot & Thompson Beachlands
11:00 - 11:30	11:00 - 11:30	Tender (unless sold prior)	20a Cadwil Drice, Beachlands	3 bedrooms, 2 bathrooms, 400m2 section, north-facing back yard	Barfoot & Thompson Beachlands
1:00 - 1:30	1:00 - 1:30	\$1,599,000	59 Intrepid Crescent, Beachlands	4 bedrooms, 3 bathrooms, 3 lounges, 2 car garaging, spa, 806m2 property	Barfoot & Thompson Beachlands
2:00 - 2:30	2:00 - 2:30	Tender (unless sold prior)	66 Rewa Road, Maraetai	4 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging, pool, sweeping sea views	Barfoot & Thompson Beachlands
2:00 - 2:30	2:00 - 2:30	Tender 3 April (unless sold prior)	17 Gateway Avenue, Beachlands	2 bedrooms, 2 bathrooms, 5 min walk to Pine Harbour Marina	Barfoot & Thompson Beachlands
11:00 - 12:00	11:00 - 12:00	Tender 3 April (unless sold prior)	6 Pohutukawa Road, Beachlands	Landmark property, 4 bedrooms, 4 bathrooms, 2 lounges, pool	Barfoot & Thompson Beachlands
10:30 - 11:00	10:30 - 11:00	Auction (Unless Sold Prior)	15 Artists Avenue, Beachlands	Designed to impress, built to enjoy. 5 bedrooms, 3 bathrooms, single level living	Ray White Beachlands
10:30 - 11:00		Auction (Unless Sold Prior)	33 Kaiawa Street, Beachlands	Easy living 4 bedroom, 2 bathroom Fletcher home, single level residence	Ray White Beachlands
11:15 - 11:45	11:15 - 11:45	\$1,699,000	9 Third View Avenue, Beachlands	A home with so much more! Large volume home with huge garage, swimming pool and living all on one level	Ray White Beachlands
11:15 - 11:45	11:15 - 11:45	Auction (Unless Sold Prior)	38 Kaiawa Street, Beachlands	Exceptional family living. 4 bedrooms, 2 bathrooms, single level living	Ray White Beachlands
12 :00 - 12:30	12 :00 - 12:30	Auction (Unless Sold Prior)	54 Seventh View Avenue, Beachlands	Is this love? Yes, it is! 4 bedrooms, 2 bathrooms, single level living	Ray White Beachlands
12 :00 - 12:30	12 :00 - 12:30	Auction (Unless Sold Prior)	63 Seventh View Avenue, Beachlands	More than meets the eye - 5 bedrooms, 3 bathrooms, single level living	Ray White Beachlands
12:45 - 1:15	12:45 - 1:15	\$1,595,000	11 Toomer Place, Beachlands	The perfect blend of functionality, modern design and privacy. Boasting 6 spacious bedrooms and 3 beautifully appointed bathrooms	Ray White Beachlands
12:45 - 1:15	12:45 - 1:15	\$1,939,000	12 Whawhaki Road, Beachlands	Superb family residence to treat the whole whanau, multiple living spaces and superior location	Ray White Beachlands
1:30 - 2:00	1:30 - 2:00	\$1,545,000	14 Gibbia Way, Beachlands	Fantastic family offering in quiet lane with elevation and family friendly atmosphere. Easy living	Ray White Beachlands
1:30 - 2:00	1:30 - 2:00	Auction (Unless Sold Prior)	13 Gateway Avenue, Beachlands	Gateway to your dream - 2 bedroom, 2 bathroom townhouse with single internal access garage	Ray White Beachlands
2:15 - 2:45	2:15 - 2:45	\$1,750,000	20 Pony Park Place, Beachlands	Large family home over 2 levels, easy care section and swimming pool, walking distance to Beachlands School	Ray White Beachlands
2:15 - 2:45	2:15 - 2:45	\$1,495,000	15 Pony Park Place, Beachlands	Beautiful 4 bedroom single level home in quiet yet central location, walking distance to Beachlands School	Ray White Beachlands
3:00 - 3:30	3:00 - 3:30	\$1,599,000	27 Pinebrook Lane, Maraetai	Magnificent 5 bedroom family home. Quality home build by reputable local builder	Ray White Beachlands
3:00 - 3:30	3:00 - 3:30	\$1,480,000	53 Liberty Crescent, Beachlands	Stunning 3 bedroom Stonewood Home in sought after Spinnaker Bay	Ray White Beachlands



Pōhutukawa Coast & Country OPEN HOMES

OPEN HOMES - SATURDAY 15 MARCH & SUNDAY 16 MARCH 2025 - SEE INSIDE BACK COVER



376 Whitford Park Road

Sale by Tender 3rd April

Open Homes: Sat & Sun 3:00-3:30pm

Nestled in the heart of nature, this lovely property offers a sanctuary like no other. Spread across 4.07ha of gently rolling land, ten fenced paddocks that are perfect for grazing horses, cattle and sheep and surrounded by mature native trees and the delightful sound of birdlife, this is where dreams come alive. The original 4 bedroom homestead was built by our vendor's own hands in the early 80's, but it's now time for another family to enjoy. This property has so many options, whether you want to renovate or extend the current home or even start again and build your dream house, the choice is yours. In addition to the single level home is a separate garage plus a large barn with a large loft area. This versatile property offers endless possibilities for those seeking a better way of life.

Marketed By: MKS - Matt Kath Stu

Matthew Brown 0275 494 673

Kathryn Morris 0274 863 488

Stuart Fitzpatrick 0276 680 287

BARFOOT & THOMPSON



15 Artists Avenue, Beachlands

Auction 4:00 pm 31 March 2025 (Unless Sold Prior) | Open Saturday & Sunday 10:30 - 11:00am

DESIGNED TO IMPRESS, BUILT TO ENJOY Step into a world of elegance and effortless living in this beautifully crafted home, designed for those who appreciate both luxury and functionality. With a layout that embraces space and versatility, this home is perfect for families, entertainers and those seeking a refined coastal lifestyle. Two master suites, each with a walk-in wardrobe and private ensuite, offer the ultimate retreat, while three additional bedrooms provide ample space for a growing family. Two thoughtfully designed living areas cater to every need - whether it's a formal lounge for intimate gatherings, a light-filled open-plan space for everyday living or a private retreat ideal for teenagers, extended family or a home office. At the heart of the home, the designer kitchen is a chef's dream, complete with premium appliances and a hidden scullery featuring an extra sink and cooktop. Seamless indoor-outdoor flow leads to a large covered deck, creating the perfect setting for entertaining year-round. Nestled in one of Beachlands' newest and most sought-after subdivisions, this home is just a short stroll to Pine Harbour Marina where a scenic ferry ride connects you to Auckland CBD. Whether you're enjoying coastal walks, waterfront dining or an easy city commute, this location offers the best of both worlds.

Marketed By:

Conor Duffy

021 022 83366

OFFICE: 09 536 7011

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