

Pōhutukawa Coast & Country PROPERTY GUIDE

March 2024



2 The Way, Beachlands

QUALITY TIME! If you are looking for a home that's a little different and one that offers an extra studio space then view 2 The Way. This studio wing would be ideal for a home business, hobby room, office, or if the kids get a say, it's the ultimate teenage hangout / gaming zone or even Dad's man cave or Mum's retreat. This contemporary home offers plenty of space with 4 bedrooms, 3 bathrooms, a large study, spacious kitchen, separate dining room, 2 lounges, separate laundry and a double internal garage. You also get the added bonus of a self-contained studio wing that offers a cool open plan studio space, ensuite, kitchenette and own entrance. One of the best spots would have to be on the large deck, relaxing under the covered louvre roof. A fire pit and spa complete your outdoor entertaining. Plus sea views. 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



23 Te Puru Drive, Maraetai

\$1,949,000 | Open Homes: Saturday & Sunday 11:15 - 11:45am

NATURAL BEAUTY. This magnificent two-level residence nestled in an unbeatable location, boasting unparalleled sea views is the epitome of luxury and comfort, offering a perfect blend of spacious living, modern design and natural beauty. Space abounds in this thoughtfully designed Stonewood home, providing ample room for family and guests. Three bedrooms on the ground level, along with a bathroom, living area and double garage, ensure privacy and convenience. The upper level features two bedrooms, including the opulent master bedroom with a walk-in wardrobe and ensuite. The open-plan living, kitchen and dining areas seamlessly extend to a balcony, offering panoramic views of the sea and Omana Regional Park. Experience the beauty of nature from the comfort of your own home. The kitchen is a culinary haven, equipped with a large island, high-end appliances and scullery. Cooking will be a joy in this stylish and functional space. Surround yourself with the tranquility of lush tropical gardens and fruit trees, creating a serene and picturesque setting. Every day feels like a holiday in this oasis of natural beauty.

Marketed By:

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



Speed, Creativity, and Community



There's a quintessential kiwi charm in building or inheriting a handmade trolley and sending yourself careening down a grassy hill.

Despite the drizzle, the 2024 Beachlands and Maraetai Trolley Derby captivated spectators and participants alike. Barfoot & Thompson Beachlands have been supporting the Pohutukawa Coast Rotary Club and their Trolley Derby for a few years now, and it's far from losing its thrill.

Daniel Wei, Matthew Brown, and Ian Boswell & family ran the Barfoot & Thompson Chocolate Toss, which never fails to draw in players keen to try their skill - or luck! There were lots of happy winners on the day, and with proceeds of **\$466.20**, including \$200 from the Boswell family and Special Agents 003, going direct to the Rotary Club.



You've Seen the Signs; It's Official

Barfoot & Thompson Beachlands is thrilled to be partnering with The Coastguard Maraetai for their annual Charity Golf Tournament. Being able to help our community is our ultimate goal, and the Coastguard is a service that we wouldn't want to be without. Not only do they help to keep our local shores safe, but when duty calls they go wherever they're needed.

Taking place on Friday 5th April 2024, it's the perfect opportunity to get together with friends or a team from work, to enjoy a day of golf while contributing to a fantastic fundraiser. All contestants will be provided with food and refreshments throughout the day.

This year Coastguard Maraetai will be the recipients and 100% of what we raise on the day is going towards their new boat fund.

www.charity-golf.co.nz



A room with a Vue: new development hits market

The block of land on Kouka Road, between Mitre 10 and Travel Select, will be the site of 23 new apartments by late 2025.

East & Sons is undertaking the “Vue” development (the name taken from the French word for view) and has just released the first stage to the market.

“We purchased the block of land at 45-47 Kouka Road from the original developer of the Beachlands Town Centre in early 2021,” says developer Stu East. “A resource consent had already been granted for the property at that stage, but the finer details of Vue Beachlands began being developed at the time of purchase. It’s the last remaining undeveloped land in the Beachlands town centre and once complete, will bring together what is a really unique and quaint town centre.”

The first stage of the development features 11 apartments, which all have a view to the ocean. Top level apartments have uninterrupted views of the Hauraki Gulf to the north, and countryside over Whitford to the south. Each apartment also includes a north-facing deck to ensure those living at Vue can make the most of

their views.

“We value good design very highly and our team has worked hard on both the exterior architecture and interior design to ensure that Vue is a really positive addition to the Beachlands town centre,” says Stu. “Within the apartments, we’re offering buyers the opportunity to choose from two elegant design palettes – both of which have been created with the coastal location in mind.”

Stu says there has been “significant” local interest in the site. “Most enquiries have been from Beachlands locals or their extended families. The community response has been very positive and there is a vested interest to see the development succeed and have the last of the town centre completed.”

Construction of the stage 1 apartments will begin mid this year, with an anticipated stage 2 completion date (of 12 further apartments) completed by the end of 2025.

For further info, see vuebeachlands.co.nz.



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Contact Signature Homes Botany & Manukau today

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

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





AUCTION

169 Jack Lachlan Drive, Beachlands

Elevate your lifestyle with this high-end Jalcon built home!

- One of twelve exclusive properties in a prime location
- Split over two levels, offering the perfect blend of luxury & comfort
- Double internal access garage, an open plan living, kitchen & dining area with vaulted ceilings, creating a light & spacious feel
- Designer kitchen boasts high-end appliances & a scullery
- Expansive balcony, ideal for unwinding after a long day

rwbeachlands.co.nz/BCH30840

Lighthouse Real Estate Ltd Licensed (REAA 2008)

3 🚗 2 🛏 2 📄 2 🏠 438 📏^{sqm}

Auction

The Shed @ Tay White Beachlands
6:00 pm 18 March 2024
(Unless Sold Prior)

View

Saturday & Sunday
12:45 - 1:15 pm



Team Brie

Brie: 021 400 979
Paula: 021 029 08007

ALAN WHITE
ELITE
PERFORMER 22-23

WHY WAIT?



FOR SALE

VUE Apartments - 45 Kouka Road, Beachlands

Stylish Homes Under \$1m!

1, 2 & 3 Bedroom Apartments available in the heart of Beachlands.

These apartment-style homes are designed to offer stylish, comfortable and convenient living. Each home includes a light-filled open-plan living space with an entertainer's kitchen, as well as a generous master bedroom. North-facing balconies provide a sunny spot to relax and enjoy the panoramic views out to the Hauraki Gulf and beyond.

rwbeachlands.co.nz/BCH30861

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1 | 2 | 3 🚗 1 🛏 1 | 2 🛏 1 📄 1 🏠

Asking Price

1 Bed | 1 Bath - from \$649,000
2 Bed | 1 Bath - from \$759,000
3 Bed | 2 Bath - from \$879,000

View

Saturday & Sunday
3:00 - 3:45 pm



Team Brie

021 400 979
teambrie.beachlands@raywhite.com

ALAN WHITE
ELITE
PERFORMER 22-24

WHY WAIT?

No Official Cash Rate change - for now

- by CoreLogic NZ Chief Property Economist, Kelvin Davidson

Today's decision by the Reserve Bank of New Zealand (RBNZ) to leave the official cash rate (OCR) unchanged at 5.5% may have been a close call, with quite a bit of advance speculation that they could have opted for an increase to 5.75%. In the end, of course, the decision was made to keep it steady for now – but there's little tolerance at the RBNZ for any upside inflation surprises.

In the commentary that went alongside the decision the RBNZ noted that headline inflation is coming down. This will be tending to calm inflation expectations too, which should help take some heat out of wages and general price pressure across the economy. That said, the RBNZ hasn't relaxed on inflation yet and is still 'talking tough'.

The latest detailed forecasts in the Monetary Policy Statement suggest that the economy will continue to (just) avoid recession, employment should remain on a slowly growing trend, house prices are likely to creep higher, and inflation itself should slow further, to reach the 1-3% target by the September quarter this year.

But even if the cash rate is at its peak for this cycle, it's not likely to fall anytime soon either. Indeed, with non-tradable/domestic inflation still a concern, driven by the likes of rents and council rates, the RBNZ's projections show the OCR holding until at least early 2025, with cuts not really seen until closer to the middle of next year. This suggests a period of 'higher for longer' one to two-year fixed mortgage rates as well, which will restrain new property demand and also cause a few headaches for households needing to reprice existing loans up to current market rates.



So what's the upshot for the property market? In truth, not a lot has changed based on today's decision. Mortgage rates still seem to be roughly at a peak, although might not fall much anytime soon either. The labour market should support property, but perhaps not drive it up strongly. Migration is an upwards boost for property demand, and especially renting right now, but this extra impetus might not last much longer.

As such, the variability we're already seeing in sales volumes and house prices from month to month and across regions may well continue for a while yet. Sales volumes might rise across NZ by 10% this calendar year, but from a low base. And national average prices could edge up by 5%, an underwhelming rise compared with the early stages of past upturns.

JUST LISTED

572 Ormiston Road, Flat Bush



Floor: 305 sq m Land: 9,998 sq m

Crafted in 2010 by the esteemed Nautica Villa Homes, specialists in Masonry homes, this property is a testament to luxury and functional design. Boasting a total internal living area of 305 sq m, the house is thoughtfully divided into two wings, offering a blend of space and functionality on a hectare of land. The expansive outdoor entertainment area, spanning an additional 50 sq m. Here, a solarheated pool, pizza oven, BBQ, and outdoor fireplace provide the perfect setting for hosting gatherings, whether intimate or grand. The outdoor space is equipped with automated Vergola louvres, which automatically open and close depending on the weather keeping you comfortable all year round. Luxurious amenities abound, including an indoor fireplace and underfloor heating in the ensuites, ensuring comfort in every season. The entertainers kitchen features a large island with butlers pantry featuring built-in wrought iron wine racks. This home truly embodies the best of both worlds - a peaceful oasis with easy access for shopping, schooling and work. Your dream home awaits, seamlessly blending luxury, functionality, and an idyllic location.

AUCTION: Onsite, 11:00 a.m. Friday 22 March 2024 (unless sold prior)

OPEN HOME: Saturday's 24 February - 16 March 12:30-1:15pm.
Twilight Viewing: Wednesday 6 March 6:00 - 7:00 p.m.

VIEW: nzsothebysrealty.com/SED10017

CAROLYN HANSON 027 780 8006
carolyn.hanson@nzsir.com

SARAH RICHARDSON 021 711 156
sarah.richardson@nzsir.com

MARKUS BLUM 027 462 8080
markus.blum@nzsir.com



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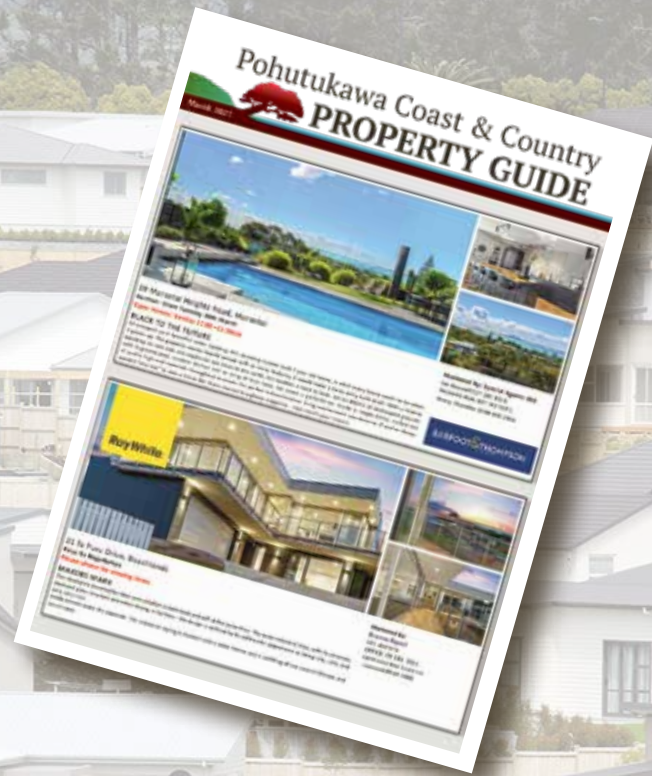
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Pōhutukawa
Coast & Country

OPEN HOMES

OPEN HOMES - SATURDAY 9 MARCH & SUNDAY 10 MARCH 2024

SATURDAY	SUNDAY	PRICE	ADDRESS	DESCRIPTION	OFFICE
11:00 - 11:30	1:00 - 1:30	\$2,075,000	12 Columbia Crescent, Spinnaker Bay	4 bedrooms, 2 bathrooms, 2 lounges, office, 2 car garaging, North facing & big sea views	Barfoot & Thompson
12:00 - 1:00		Tender 7 March (unless sold prior)	16 Cadwil Drive, Beachlands	5 bedrooms, 2 bathrooms, 3 car garaging, 3 lounges, approx 300m ²	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	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	\$1,749,000	7 Intrepid Crescent, Spinnaker Bay	5 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging, 1234m ² section next to reserve	Barfoot & Thompson
	2:00 - 2:30	Negotiation	6 Weatherly Drive, Spinnaker Bay	5 bedrooms, 3 bathrooms, 3 lounges, 2 car garaging, swim-spa, double glazing	Barfoot & Thompson
	11:00 - 11:30	\$1,699,000	83 Seventh View Ave	3 bedrooms plus guest wing, approx 260m ² , 3 bathrooms, 3 lounges	Barfoot & Thompson
	12:00 - 12:30	\$1,899,000	1 Maraetai Heights Road, Maraetai	3 bedrooms, 3 bathrooms, office, 2 lounges, approx 300m ² , expansive sea views	Barfoot & Thompson
	12:00 - 12:30	\$1,595,000	31 Karaka Road, Beachlands	4 bedrooms, 3 bathrooms, 3 lounges, 1 office, recently renovated, 1/4 acre	Barfoot & Thompson
	3:00 - 3:30	\$2,095,000	39 Maraetai School Rd, Maraetai	6 bedrooms, 3 bathrooms, 2 lounges, office, 4 car garaging, pool, sea views	Barfoot & Thompson
12:00 - 12:30	12:00 - 12:30	\$1,725,000	9 Matara Ave, Maraetai	4 bedrooms, 3 bathrooms, 2 lounges, 2 car garaging	Barfoot & Thompson
	3:00 - 4:00	Tender 14 March (unless sold prior)	26 Pohutukawa Road, Beachlands	4 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging, swimming pool, 1/4 acre	Barfoot & Thompson
2:00 - 2:30	2:00 - 2:30	\$1,795,000	530 Whitford Rd, Whitford	5 bedroom, 3 bathroom, 2 lounges, 2 car garaging	Barfoot & Thompson
	2:00 - 2:30	For Sale	4 Moana Tce, Maraetai	4 bedrooms, 3 bathrooms, 2 lounges, 2 car garaging, sea views	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	Auction 19 March (unless sold prior)	80 Bradbury Rd, Botany Downs	5 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging	Barfoot & Thompson
12:00 - 12:30	12:00 - 12:30	Negotiation	242 Jones Rd, Hunua	4 bedrooms, 2 bathrooms, 2 lounges, 2+ hectares	Barfoot & Thompson
3:00 - 3:30	3:00 - 3:30	\$2,239,000	8 Eckford Ln, Maraetai	6 bedrooms, 3 bathrooms, 2 car garaging, panoramic views	Barfoot & Thompson
	3:00 - 3:30	\$2,095,000	39 Maraetai School Rd, Maraetai	6 bedrooms, 3 bathrooms, 2 lounges, office, 4 garage, pool	Barfoot & Thompson
2:00 - 2:30	2:00 - 2:30	Auction (unless sold prior)	51 Maraetai School Rd, Maraetai	5 bedrooms, 3 bathrooms, 2 lounges, 2 car garaging, pool	Barfoot & Thompson
12:00 - 12:30	12:00 - 12:30	Tender 14 March (unless sold prior)	16 Matara Ave, Maraetai	5 bedrooms, 3 bathrooms, 2 lounges, 2 car garaging	Barfoot & Thompson
10:30 - 11:00	10:30 - 11:00	Auction	257 Maraetai Drive, Maraetai	Seaside Development Opportunity - waterfront Home & Income	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	\$1,525,000	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
11:15 - 11:45	11:15 - 11:45	\$1,949,000	23 Te Puru Drive, Maraetai	Magnificent 2 level residence nestled in an unbeatable location. Stonewood built family home.	Ray White Beachlands
11:15 - 11:45	11:15 - 11:45	Set Date Sale	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
11:15 - 11:45	11:15 - 11:45	\$1,695,000	27 Pinebrook Lane, Maraetai	Magnificent 5 bedroom family home. Quality home build by reputable local builder	Ray White Beachlands
12:00 - 12:30	12:00 - 12:30	\$1,949,000	67 Shelly Bay Road, Beachlands	Country estate in the heart of Beachlands. A superb residence with quality throughout	Ray White Beachlands
12:00 - 12:30	12:00 - 12:30	Auction	189 Jack Lachlan Drive, Beachlands	Showpiece Jalcon Home right on Pine Harbour Marina's doorstep. Bespoke and lush, a must see.	Ray White Beachlands
12:45 - 1:15	12:45 - 1:15	Auction	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
12:45 - 1:15	12:45 - 1:15	Auction	146 Eighth View Avenue, Beachlands	Spectacular Jennian Show home, fabulous location for families with 4 bedrooms and single level living	Ray White Beachlands
12:45 - 1:15	12:45 - 1:15	\$1,749,000	17 Fantail Crescent, Maraetai	Beautifully built Stonewood home in elevated location. Low maintenance and family friendly	Ray White Beachlands
1:30 - 2:00	1:30 - 2:00	Auction	30 Weatherly Drive, beachlands	Parkside location in Spinnaker Bay, split level design, sought after area	Ray White Beachlands



Pōhutukawa Coast & Country OPEN HOMES

OPEN HOMES (MORE ON P7) - SATURDAY 9 MARCH & SUNDAY 10 MARCH 2024 - SEE INSIDE BACK COVER

SATURDAY	SUNDAY	PRICE	ADDRESS	DESCRIPTION	OFFICE
1:30 - 2:00	1:30 - 2:00	\$1,759,000	17 George Town Drive, Beachlands	Bespoke GJ Gardener Home, spacious family living in excellent central yet private location	Ray White Beachlands
3:00 - 3:30	1:30 - 2:00	\$1,350,000	122 Maraetai Drive, Maraetai	Recently renovated, centrally located, ready for its new family to move in and enjoy. 3 bedrooms.	Ray White Beachlands
1:30 - 2:00	1:30 - 2:00	\$1,462,000	80 Beachlands Road, Beachlands	Lovingly renovated private north facing family haven	Ray White Beachlands
2:15 - 2:45	2:15 - 2:45	\$1,585,000	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
2:15 - 2:45	2:15 - 2:45	\$1,495,000	22 Atalanta Way, Beachlands	Spacious home thoughtfully spread over 2 levels with 5 bedrooms and 3 bathrooms.	Ray White Beachlands
3:00 - 3:45	3:00 - 3:45	Various	45 Kouka Road, Beachlands	1, 2 & 3 bedroom apartments in central location. Be a part of Beachlands' newest development!	Ray White Beachlands



4 Solway, Whitford

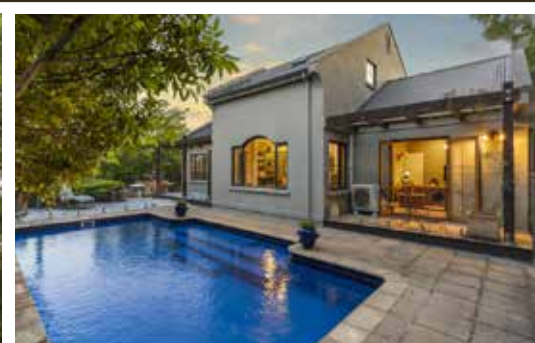
Price By Negotiation

Phone to arrange viewing

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

BARFOOT & THOMPSON



67 Shelly Bay Road, Beachlands

\$1,949,000 | Open Homes: Saturday & Sunday 12:00 - 12:30pm

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. You will 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!

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