

Pōhutukawa Coast & Country PROPERTY GUIDE

September 2023



9 Gibbia Way, Beachlands

Tender: Thursday 21st September

Open Homes: Saturday and Sunday 1:00 - 1:30pm

DEJA VU? Do you get the feeling you've been in this home before - or is it just your dream coming true? Sea views, great outdoor spaces, bright and sunny, low maintenance brick and tile construction and all on one level. What more could you ask for? How about a huge 3 car garage that your jetski, Hot Rod, trailer or umptine bikes are going to love you for. There's also plenty of concrete hardstand for the boat or camper! Approximately 265m2 of house on a 1000m2 section. You get 4 double bedrooms, a master en-suite, separate living room and a spacious open plan living area that offers great flow to the outdoors, along with some views of the Hauraki Gulf. A fireplace, heat pump and ventilation system completes the package. 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



13 Matara Avenue, Maraetai

\$2,349,000

Open Homes: Saturday & Sunday 1:30 - 2:00pm

PARADISE CALLING Welcome to your new Lux Paradise! Brand new and built by Emphasis Homes, immaculately presented over three levels. This stunning home offers modern luxury living. Jam-packed with all the modern extras, all that's left to do is move in and enjoy this high-end lux home in the heart of Maraetai. This thoughtfully designed home is equipped with a lift, ensuring easy access and making it suitable for all generations. From the double glazing that ensures comfort and energy efficiency to the meticulously planned layout, every inch of this home has been designed to perfection. Emphasis Homes has spared no expense in creating a property that meets the highest standards. Featuring five spacious bedrooms and three elegant bathrooms, this home caters perfectly to your family's needs no matter the ages and stages needing to be catered to. This turn-key home is ready and waiting. Purchase with confidence from this Award Winning Builder with a 10 year Master Build Warranty.

Marketed By:

Brianne Bignell

021 400 979

OFFICE: 09 536 7011

Lighthouse Real Estate Ltd

- Licensed (REAA 2008)



Auction

30 Columbia Crescent, **Beachlands**

5 1 2 1 3 3 889sqm

This exquisite two-level Spinnaker Bay residence is a true gem that embodies coastal living at its finest:

- An abundance of space and luxury.
- Seamless fusion of open-plan design that effortlessly connects the living, kitchen & dining.
- Covered decking area, where you can bask in the surrounding views.

- Versatile upstairs living space for growing families.
- Triple car garage is a true standout feature.

Don't miss out on this opportunity to own a slice of coastal paradise. Your ideal lifestyle is calling - come to view and make 30 Columbia Crescent your forever home!

Auction
The Shed @ Ray White Beachlands
6:00pm Monday 18 September 2023
(Unless Sold Prior)

View
Saturday & Sunday
12:00 - 12:30 pm

Brianne Bignell
021 400 979
brianne.bignell@raywhite.com



Paula Kirkman
021 0290 8007
paula.kirkman@raywhite.com



rwbeachlands.co.nz/BCH30545

Lighthouse Real Estate Ltd Licensed (REAA 2008)



Auction

79 Liberty Crescent, **Beachlands**

4 1 2 2 2 1 778sqm

- Golden Child - A dream home:
- Ample space - four spacious bedrooms, two modern bathrooms and a double internal access garage.
 - Open & airy layout creates a refreshing atmosphere.
 - Stylish kitchen, featuring modern appliances with ample storage space.
 - Abundance of natural light that fills every corner.

- Covered outdoor deck that offers a picturesque view.
- Off-street parking for your boat, jet ski or motorhome.

This is a home that offers more than just four walls - it offers a lifetime of cherished memories, convenience, and happiness.

Auction
The Shed @ Ray White Beachlands
6:00pm Monday 18 September 2023
(Unless Sold Prior)

View
Saturday & Sunday
12:00 - 12:30 pm

Brianne Bignell
021 400 979
brianne.bignell@raywhite.com



Paula Kirkman
021 0290 8007
paula.kirkman@raywhite.com



rwbeachlands.co.nz/BCH30705

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RayWhite.

Set Date of Sale

118 Beachlands Road, **Beachlands**

5 2 2 2 3 3 1061sqm ↗

This is the first time this stunning 10 year old home has been on the market, with the current owners having it built by ticking all the boxes:

- Top of the line appliances in the kitchen.
- Outdoor kitchen area, fireplace, solar panels, a stunning swimming pool.
- Built in Alexa system & speakers throughout.

- Double garage and a drive through boat shed with the addition of ample off street.
- Back yard is laden with fruit trees & the garden has its own irrigation system with the home connected to a shared bore.

For that family paradise that you've been looking for, you must come and have a look at this home!

Set Date of Sale
4:00 pm 21 September 2023
(Unless Sold Prior)

View
Saturday & Sunday
1:30 - 2:00 pm

Cassandra Opie
021 434 777
cassandra.opie@raywhite.com

Elise Obern
021 182 5939
elise.obern@raywhite.com
PREMIER
MEMBER 21-22

rwbeachlands.co.nz/BCH30582

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RayWhite.

Auction

15A Marine Garden Crescent, **Beachlands**

3 1 1 2 1 388sqm ↗

Low Maintenance Superstar - This Fletcher Living home, seamlessly blends timeless design with contemporary comforts for an exceptional lifestyle.

- 3 spacious bedrooms, including a serene master with ensuite and walk-in wardrobe.
- North-facing covered patio, extending your space for entertainment and relaxation.

- Seamless indoor-outdoor living. Open-plan spaces with natural light.
- Modern kitchen, inspiring culinary creativity.

Not just a house, but a lifestyle - with beach strolls, coastal trails, and vibrant local culture at your doorstep.

Contact Conor or Paula now to find out more about this Superstar home.

Auction
The Shed @ Ray White Beachlands
6:00pm Monday 18 September 2023
(Unless Sold Prior)

View
Saturday & Sunday
11:15 - 11:45 am

Conor Duffy
021 022 83366
conor.duffy@raywhite.com

Paula Kirkman
021 0290 8007
paula.kirkman@raywhite.com

rwbeachlands.co.nz/BCH30714

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BARFOOT & THOMPSON
LICENSED REAA 2008

HAPPY FATHER'S DAY

From Barfoot & Thompson Beachlands & Whitford



It was heart-warming seeing all the nominations coming in for deserving Dads and Father-figures. It really goes to show how much work and love the members of this community put into their families! But there could only be one winner of our main prize, and Andrew I was the lucky Dad, picking up a hamper full of vouchers and goodies. But we couldn't ignore the cheesy Dad Jokes piling in, and decided to arrange a bonus one for the best joke - as voted by the Beachlands and Whitford team members! This prize went to Andrew D.

As always, this giveaway wouldn't have reached the heights it did without the amazing support of some local businesses. Sunkist Bar + Kitchen, Rydges Formosa Golf Resort, and Koki Kitchen generously contributed towards this prize pack.

"What did the buffalo say to his son when he waved goodbye?
Bison."



BARFOOT & THOMPSON
LICENSED REAA 2008



AUCTION

MARAETAI

106 MARAETAI SCHOOL ROAD



AUCTION

100pm 19 Sep 2023 at 52 Highbrook Drive, East Tamaki (unless sold prior)

barfoot.co.nz/852705

VIEWING

Visit our Open Homes This Weekend

Brand new Haven of Luxury and Comfort

7 bedroom house with massive floor area and multiple living spaces, this home is complemented with stunning seaviews and the magnificent silhouette of Rangitoto.

Experience the magic today. Because you're not just buying a property, you're buying a lifestyle.



Haji Deraiya
021 217 0032
h.deraiya@barfoot.co.nz



Veronica Ding
021 175 2548
v.ding@barfoot.co.nz

JUST LISTED

New Zealand

Sotheby's
INTERNATIONAL REALTY

156 Redoubt Road, Flat Bush

9  7  4 

Welcome to 156 and 158 Redoubt Rd and 49 Hilltop Rd - an exceptional property trio embodying potent potential and unmatched vistas. Ideal for developers and land investors, this unique opportunity resides in a coveted hilltop locale. The vast 4,651 sqm land zoned Mixed Housing Suburban across three titles, invites immediate development or future retention with strong income. Framed by the city's skyline, this property offers access from Redoubt and Hilltop Roads, boasting three entranceways. Boundary lines are indicative only.

SET SALE DATE: 3 October 2023 (unless sold prior)

VIEW: nzsothebysrealty.com/SED10002

Sarah Richardson 021 711 156
sarah.richardson@nzsir.com

Markus Blum 0274 62 80 80
markus.blum@se.nzsir.com

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Secure your new home *in Clevedon*



Clevedon offers one of Auckland's most desirable lifestyle locations, with cafes, markets, parks, and reserves within walking distance, and local wineries are only a short drive away. Signature Homes has sections available at The Vines, Conmara Estate & the Clevedon Meadows developments.

Contact Signature Homes Botany & Manukau today to secure your place in Clevedon

Matthew Woodward | 021 024 51308

Angela Whiting | 021 818 500



Signature
HOMES Est. 1983
YOUR HOME. YOUR WAY.



Maraetai Beach 44 Maraetai Heights Road

Beachlands 60 Seventh View Avenue

Need garaging but want views?

At first glance an impeccably designed and maintained single level brick and tile home with wide sea-views but on further inspection an internal staircase leads to a full lower level offering high stud garage and workshop, with drainage in place to easily convert to a work from home business, or a self-contained flat enjoying the same stunning views and separate driveway access.

Motivated vendor invites your offer!

bayleys.co.nz/5102333

3 1 2 1 3

Price by Negotiation
View Sat/Sun 1-1.30pm
Clare Dower 021 20 66 822
 clare.dower@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, BEACHLANDS, LICENSED REAA 2008

Be in for Spring!

Offering a contemporary, low maintenance exterior, oodles of off-street parking and a private, level north-facing back garden, this six year old GJ Gardner built home is immaculate and ready for new owners. Thoughtfully designed to suit executive couples, young families, empty nesters and retirees - there is even room to add a pool on the level 770 sqm site.

Contact agent to view

bayleys.co.nz/1852263

4 2 2 2 4

Price by Negotiation
View Sat 2-2.30pm
Clare Dower 021 20 66 822
 clare.dower@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, BEACHLANDS, LICENSED REAA 2008



Maraetai 27 Te Makuru Lane

Serene outlook - north and south!

Offering the perfect blend of comfort, style and coastal living, you will love the high ceilings and modern central kitchen with quality appliances. With separate living and dining spaces and sea-views to the front and glorious private outlook over reserve and hills to the rear your privacy is assured. Double glazing, a free-standing wood burner and heat transfer system keeps the home warm and dry as well as adding an ambient touch. The upper level also hosts the master suite enjoying a sunny sea-view, large walk-in wardrobe and spacious ensuite. Three generous double bedrooms on the ground floor with stunning bathroom all enjoy a good degree of privacy. This is no cookie cutter house - lots to explore here!

bayleys.co.nz/5102390

4 1 2 2

Set Sale Date (unless sold prior)
 4pm, Thu 14 Sep 2023
 1/42 Wakelin Road, Beachlands, Auckland
Clare Dower 021 20 66 822
 clare.dower@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, BEACHLANDS, LICENSED UNDER THE REA ACT 2008



Verità Villas

Luxury Masonry Homes on Harbourside

Verità Villas is an exclusive enclave of 23 European-inspired luxury masonry homes selling now in Karaka Harbourside. This is a rare opportunity to secure a dwelling of the highest quality in an enchanting corner of Franklin.

Visit our new display villa today:

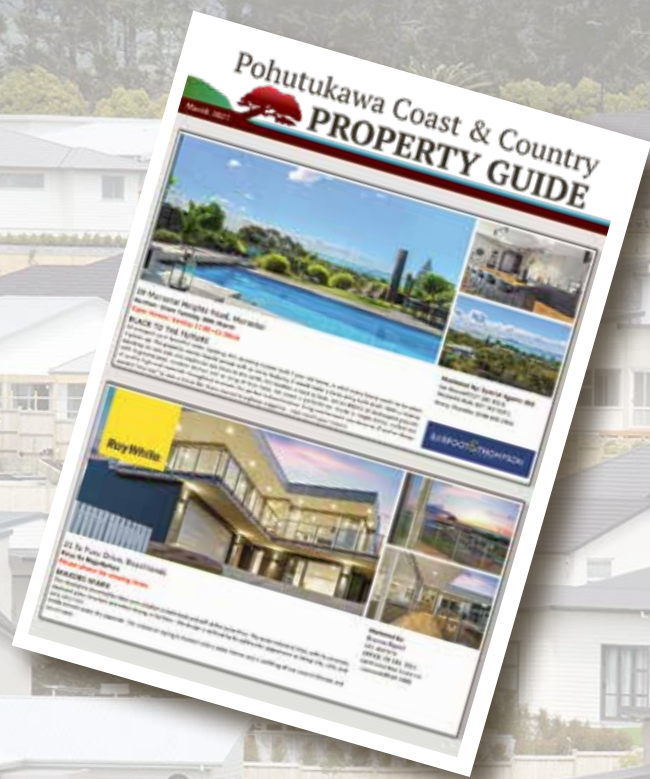
Wednesday - Friday 12:00pm to 2:00pm
Saturday - Sunday 12:00pm to 3:00pm



6 Francesco Drive, Karaka Harbourside

Steve Keller 021 737 997

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or email advertising@pctimes.co.nz



Pōhutukawa
Coast & Country

OPEN HOMES

OPEN HOMES - SATURDAY 9 SEPTEMBER & SUNDAY 10 SEPTEMBER 2023

SATURDAY	SUNDAY	PRICE	ADDRESS	DESCRIPTION	OFFICE
12:00 - 12:30	12:00 - 12:30	Price By Negotiation	13 Atalanta Way, Beachlands	5 bedrooms, 2 ensuites, 262m ² , sea views	Barfoot & Thompson
	11:00 - 11:30	Price By Negotiation	110A Beachlands Road, Beachlands	5 bedrooms, 3 bathrooms, 3 lounges, approx 330m ² , pool, double glazing, 6 years old	Barfoot & Thompson
	12:00 - 12:30	\$1,649,000	35 Constellation Avenue, Beachlands	7 bedrooms, 4 bathrooms, 3 lounges, 3 car garaging, approximately 331m ²	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	Price By Negotiation	2 George Coudrey Lane, Maraetai	5 bedrooms, 3 bathrooms, 3 lounges, 250m ²	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	Tender 21 September (Unless Sold Prior)	9 Gibbia Way, Beachlands	4 bedrooms, 2 bathrooms, 2 lounges, 1 office, 3 car garaging	Barfoot & Thompson
2:00 - 2:30	2:00 - 2:30	Tender (Unless Sold Prior)	9 Intrepid Crescent	5 bedrooms, 3 bathrooms, 4 lounges, 3 car garaging	Barfoot & Thompson
	3:00 - 3:30	\$2,395,000	32 Intrepid Crescent, Spinnaker Bay	4 bedrooms, 3 bathrooms, 3 lounges, heated pool, approximately 377m ² (including decks)	Barfoot & Thompson
2:00 - 2:30	2:00 - 2:30	\$1,549,000	59 Jack Lachlan Drive, Beachlands	4 bedrooms, 2 bathrooms, 2 lounges, sea views, stunning kitchen, 2 1/2 years old	Barfoot & Thompson
2:00 - 2:30	2:00 - 2:30	\$1,049,000	140 Maraetai Heights Road, Maraetai	2 bedrooms, 953m ² section, north facing, sea views	Barfoot & Thompson
12:00 - 12:30		\$1,149,000	25 Maraetai Heights Road, Maraetai	3 bedrooms, 1 bathroom, single garage, nestled alongside native bush, 260m ² floor area	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	Price By Negotiation	7 Matara Avenue, Maraetai	4 bedroom, 3 bathroom, 2 garaging	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	\$1,749,000	9 Matara Avenue, Maraetai	4 bedrooms, 3 bathrooms, 2 car garaging	Barfoot & Thompson
3:00 - 3:30	3:00 - 3:30	Price By Negotiation	19 Pine Harbour Parade, Beachlands	5 bedrooms, 2 bathrooms and ensuite, approx 277m ² , sea views	Barfoot & Thompson
2:00 - 2:30	2:00 - 2:30	Price By Negotiation	21A Te Makuru Lane, Maraetai	5 bedrooms, 3 bathrooms, 2 family rooms, 272m ²	Barfoot & Thompson
	2:00 - 2:30	\$855,000	34 Wakelin Road, Beachlands	2 bedroom home on 1012m ² flat section, development potential	Barfoot & Thompson
12:00 - 12:30	12:00 - 12:30	\$1,875,000	530 Whitford Road, Whitford	2 bedrooms, 2.4744Ha (more or less), building platform	Barfoot & Thompson
	2:00 - 2:45	Price By Negotiation	15 Ridgeline Way, Whitford	4 bedrooms, 3 bathrooms, sleep out, 3810m ²	Barfoot & Thompson
1:30 - 2:00	1:30 - 2:00	Auction (Unless Sold Prior)	106 Maraetai School Road, Maraetai	7 bedrooms, 5 bathrooms, 4 lounges, sea views	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	Price By Negotiation	44 Maraetai Heights Road, Maraetai Beach	3 bedrooms, 2 bathrooms, 3 car garaging	Bayleys
3:00 - 3:30		Asking Price \$2,750,000	378E Ara-Kotinga, Whitford	4 bedrooms, 3 bathrooms, 2 car garaging	Bayleys
	2:00 - 2:30	Price By Negotiation	30 Pine Harbour Parade, Beachlands	5 bedrooms, 3 bathrooms, 3 car garaging	Bayleys
12:00 - 12:30	12:00 - 12:30	Set Sale Date	27 Te Makuru Lane, Maraetai	4 bedrooms, 2 bathrooms, 2 car garaging	Bayleys
2:00 - 2:30		Price By Negotiation	60 Seventh View Avenue, Beachlands	4 bedrooms, 2 bathrooms, 4 car garaging	Bayleys
	10:30 - 11:00	\$749,000	2/5 Paketai Lane, Beachlands	Upper level unit in Pine Harbour with 2 bedrooms and 1 bathroom. Lock and leave lifestyle!	Ray White Beachlands
11:00 - 11:30	11:00 - 11:30	\$1,395,000	3 Valkyrie Lane, Beachlands	Spinnaker Bay at its best! Immaculate low maintenance 4 bedroom home, close to reserve	Ray White Beachlands
11:15 - 11:45	11:15 - 11:45	Auction (Unless Sold Prior)	36 Cadwil Drive, Beachlands	Beautifully up-spec'd Fletcher Home in quiet cul-de-sac-location. Single level living at its best!	Ray White Beachlands
11:15 - 11:45	11:15 - 11:45	Auction (Unless Sold Prior)	15A Marine Garden Crescent, Beachlands	Lock & leave lifestyle in a stand alone offering! 3 bedrooms, 2 bathrooms, immaculate Fletcher built home	Ray White Beachlands
11:45 - 12:15	11:45 - 12:15	Set Sale Date	35 Kahawairahi Drive, Beachlands	Fabulous central location with proximity to reserves, marina and shopping centre	Ray White Beachlands
12:00 - 12:30	12:00 - 12:30	Auction (Unless Sold Prior)	79 Liberty Crescent, Beachlands	Superb Spinnaker Bay residence, flooded with light and sun, family entertainers dream	Ray White Beachlands
12:00 - 12:30	12:00 - 12:30	Auction (Unless Sold Prior)	30 Columbia Crescent, Beachlands	Built for the larger family, with sophistication and style. Located in the heart of prestigious Spinnaker Bay	Ray White Beachlands
12:30 - 1:00	12:30 - 1:00	Auction (Unless Sold Prior)	7B Cadwil Drive, Beachlands	Lock & Leave Lifestyle in a stand alone offering! 3 bedrooms, 2 bathrooms, immaculate Fletcher built home	Ray White Beachlands
12:45 - 1:15	12:45 - 1:15	Auction (Unless Sold Prior)	9 Karo Road, Beachlands	Fabulous corner site location, single level, close proximity to amenities. Neat as a pin	Ray White Beachlands
12:45 - 1:15	12:45 - 1:15	Auction (Unless Sold Prior)	36 Karo Road, Beachlands	Stunning looking residence in the heart of Beachlands' newest area. So much to offer, one chance to own!	Ray White Beachlands
1:30 - 2:00	1:30 - 2:00	\$2,349,000	13 Matara Avenue, Maraetai	Brand New Emphasis Home, built by the builder developer for you! Sure to impress	Ray White Beachlands



Pōhutukawa Coast & Country OPEN HOMES

OPEN HOMES (MORE ON P7) - SATURDAY 9 SEPTEMBER & SUNDAY 10 SEPTEMBER 2023

SATURDAY	SUNDAY	PRICE	ADDRESS	DESCRIPTION	OFFICE
1:30 - 2:00	1:30 - 2:00	Set Sale Date	118 Beachlands Road, Beachlands	High profile residence, bound to attract immediate interest. An extended family's dream!	Ray White Beachlands
2:15 - 2:45	2:15 - 2:45	Auction (Unless Sold Prior)	15 Sunkist Bay Road, Beachlands	Beautifully renovated family home, large garage/workshop/office and all immaculately presented	Ray White Beachlands
2:15 - 2:45	2:15 - 2:45	Auction (Unless Sold Prior)	18 Omana Heights Drive, Maraetai	Elevated in Omana Heights! Stunning 2 level home, sun-soaked with sea views. Immaculate condition	Ray White Beachlands



2 George Couldrey Lane, Maraetai

Price By Negotiation

Open Homes: Saturday & Sunday 1:00 - 1:30pm

Custom designed for extended family needs, this brand new and stylish 5 bedroom 3 bathroom home, enjoys a very peaceful location with a lovely rural outlook in one of Maraetai's newest subdivisions.

If you are needing a home that offers all the family their own space for enjoyment, then you really need to view this very well appointed home. The 2 bedroom guest wing is a real bonus - ideal for the teenagers retreat, elderly parents, long staying guests, or maybe you're looking for work from home options?

Marketed By: MKS - Matt Kath Stu & Munish Seth

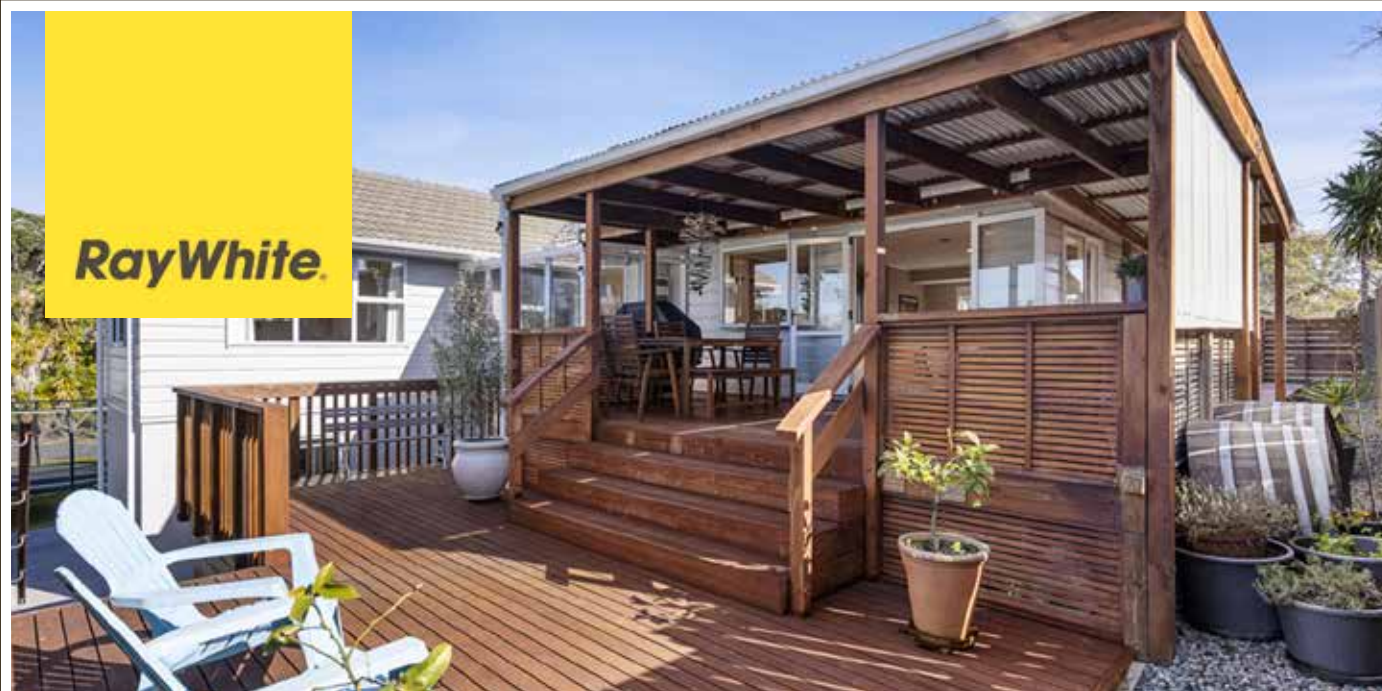
Matthew Brown 0275 494 673

Kathryn Morris 0274 863 488

Stuart Fitzpatrick 0276 680 287

Munish Seth 021 686 474

BARFOOT & THOMPSON



15 Sunkist Bay Road, Beachlands

Auction 6:00pm Monday 11 September 2023, the Shed @ Ray White Beachlands (Unless Sold Prior)

Open Homes: Saturday & Sunday 2:15 - 2:45pm

A RARE FIND This beautifully renovated 3-bedroom home sits on a spacious quarter-acre section, providing ample room for both children and pets to frolic. The current owners have poured their hearts into upgrading this home, including luxurious bathrooms and a culinary kitchen masterpiece. One of the standout features of this property is the large double garage that can even accommodate a boat and complete with a workshop area. The open plan living, kitchen and dining opens out to the wrap-around deck that envelops the home, offering an ideal space for hosting friends and family gatherings. The outdoor area effortlessly extends the living space, allowing you to savour the pleasant weather. For those cooler days, the conservatory beckons - a perfect spot to unwind and enjoy the serenity of your surroundings. The lower level of the home has been designed with practicality in mind. A rumpus room offers versatility - whether you envision it as a fourth bedroom, home office or cozy den - the choice is yours. The laundry and mudroom complete this level, providing essential space to manage household tasks efficiently. Enjoy modern living at its finest.

Marketed By:

Brianne Bignell

021 400 979

OFFICE: 09 536 7011

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