

# Pōhutukawa Coast & Country PROPERTY GUIDE

June 2023



## 123 Pine Harbour Parade, Beachlands

**Tender: 4pm Thursday 22nd June**

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

**EASY AS 123** If you are ready to wake up every morning in a home you absolutely love, then it's time to push the button with this stunning Beachlands property. Just a short walk away from the marina, which offers a convenient 7 day a week ferry service to the CBD. Recently renovated with gorgeous new flooring throughout its lofty living areas, and sensational new high end kitchen with dezinatex cabinets and large island benchtop, it makes for the perfect environment to spend quality time with family and friends. The high ceilings add to the spacious feel of this approximately 245m<sup>2</sup> contemporary home. The master bedroom and the other 3 double bedrooms and the study are all with a spacious feel. With its modern form and significant recent upgrades, together with being single level with a triple garage, they don't come around often like this. 700m<sup>2</sup> easy care flat section. 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**



## 109 Pine Harbour Parade, Beachlands

**\$1,597,000**

**Open Homes:** Saturday & Sunday 12:15 - 12:45pm

**CHRISTCHURCH CALLS - PRESENT ALL OFFERS!** Perfectly packaged, this game changer of a home has all the ingredients for expedient family living. Entertainers will revere the versatile family zones that cater to the needs of extra relatives and its communal areas, which step out to sizable sunny decking overlooking into Pine Harbour Marina. Laid out for convenience for the larger family featuring three downstairs bedrooms, combined bathroom and toilet with a spacious second living room walking out to a large covered patio area plus two bedrooms upstairs, master bedroom with an ensuite, and walk-in wardrobe. The elevated, upper-level kitchen, dining and lounge offer a great space for entertaining where a north/west alignment assures fantastic sun until late in the day. On market in excellent condition with a functional friendly layout and neutral interior colouring on a level 803sqm freehold section, with easy drive-on access to internal triple garage incorporating the laundry. Call Team Brie for more information.

**Marketed By:**

Brianne Bignell

021 400 979

OFFICE: 09 536 7011

Lighthouse Real Estate Ltd

- Licensed (REAA 2008)



**Maraetai Beach 44 Maraetai Heights Road**

**I can see for miles and miles**

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 just ripe for conversion to a super spacious self-contained flat enjoying the same 180-degree gulf panorama. Enjoy spectacular sunrises and sunsets and views encompassing Rangitoto and the Sky Tower. With a double internal entry garage, large high stud basement garage (perfect for the boat) plus a huge workshop and enough off-street parking for a motorhome and more this home will cater to a wide range of uses.

bayleys.co.nz/5102333

3 1 2 1 3

**Asking Price** \$2,395,000

**View** Sun 12-12.45pm

**Clare Dower** 021 20 66 822

clare.dower@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, BEACHLANDS, LICENSED UNDER THE REA ACT 2008



# Open Day

Thursday 22 June, 10am-2pm

## PŌHUTUKAWA LANDING

Pōhutukawa Landing offers the best of all worlds in Beachlands: a relaxed coastal setting, bustling village life and urban conveniences nearby. This is retirement living as it's meant to be.

Experience this harborside community for yourself at our **Open Day Thursday 22 June, 10am to 2pm**. Come tour our brand-new facilities building and show-home apartment!

● **For the life you want to live**

RSVP to Jo Ashby on 0800 600 701  
joa@metlifecare.co.nz  
3 Seventh View Avenue, Beachlands  
pohutukawalanding.co.nz



### 5-STAR FACILITIES NOW OPEN

Wellness Centre including indoor heated swimming pool, spa, gym and hair salon

Library and lounge with fireplace

Café, bar and dining area

Raised community gardens

### Stunning new apartments selling now!

Starting from \$690,000<sup>^</sup>, our newly released one, two and three-bedroom homes will have you enjoying the best of Beachlands.

Come view our new show-home apartment today.

<sup>^</sup> Price is for an Occupation Right Agreement secured by a first ranking mortgage in favour of the statutory supervisor on behalf of the residents. Price valid for 30 days from time of printing. Stock availability subject to change. Car park not included in apartment pricing. Image of apartment building is an artist's impression.  
Note: Visitors must be feeling well to enter a Metlifecare site. Mask-wearing within a village is optional. For full Metlifecare COVID-19 guidelines, please refer to our website metlifecare.co.nz



Auction

28 Third View Avenue, **Beachlands**

4 1 2 1 2 2 1014sqm ↗

Family Matters - A stunning two-story home that boasts ample amount of parking and is sure to impress.

After 27 years the vendors are on the move, it's now time for you to enjoy all that this home and the Pohutukawa Coast has to offer.

Positioned on a large quarter acre section and enjoying all day sun, its proximity to the local shops, school and parks makes it an ideal location.

With so much on offer here and in one of the most desirable locations, don't miss the opportunity to make this stunning family home your own.

**Auction**  
The Shed @ Ray White Beachlands  
6:00pm Monday 26 June 2023  
(Unless Sold Prior)

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

**Brianne Bignell**  
021 400 979  
brianne.bignell@raywhite.com  
ALAN WHITE  
**ELITE**  
PERFORMER 22-23

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



[rwbeachlands.co.nz/BCH30575](http://rwbeachlands.co.nz/BCH30575)

Lighthouse Real Estate Ltd Licensed (REAA 2008)



For Sale

156 Second View Avenue, **Beachlands**

4 2 2 3 2 2 1003sqm ↗

This architecturally designed, 2-level home, with its spectacular sun-drenched, 180° north-facing outlook, perfectly showcases the constantly changing vista. Gazing up the Tamaki Strait to Waiheke and beyond, the connectivity between land and sea is powerful.

It is truly heaven on two fronts - stunning views and the best man cave (aka workshop) we've ever seen.

Immediate proximity to the Leigh Auton Reserve and Omana Regional Park makes this truly one of the Pohutukawa Coast's secret treasures.

Rarely available, this is your opportunity to buy one of these closely held homes - don't be the one to miss out.

**For Sale**  
By Negotiation

**View**  
Saturday & Sunday  
12:00 - 1 2:30 pm

**Brianne Bignell**  
021 400 979  
brianne.bignell@raywhite.com  
ALAN WHITE  
**ELITE**  
PERFORMER 21-22

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

[rwbeachlands.co.nz/BCH30531](http://rwbeachlands.co.nz/BCH30531)

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When you list with Ray White Beachlands, you expose your property to the entire market, its agencies, salespeople and the buyers they represent from day one.

We act as your agent to ensure the best possible outcome for that premium price to be achieved and welcome all genuine opportunities to work in with external agencies from the outset .

Below are the successful conjunctional deals (work ins) we have carried out so far this year...

**81 Whitford Park Road - SOLD**



**81 Whitford Park Road, Whitford - Sold April 25, 2023**

Sale Price: \$3,200,000  
Days On Market: 12  
Conjuncting Agency: Ray White Howick

**119B Maraetai Drive - SOLD**



**9 Columbia Crescent - SOLD**



**119B Maraetai Drive, Maraetai - Sold 12 May, 2023**

Sale Price: \$1,073,000  
Days On Market: 91  
Conjuncting Agency: Barfoot & Thompson Dannemora

**9 Columbia Crescent, Beachlands - Sold 20 March, 2023**

Sale Price: \$1,455,000  
Days On Market: 40  
Conjuncting Agency: Ray White Howick

**8 Karo Road - SOLD**



**26 Second View Avenue - SOLD**



**8 Karo Road, Beachlands - Sold 24 February, 2023**

Sale Price: \$1,685,000  
Days On Market: 106  
Conjuncting Agency: Barfoot & Thompson Whitford

**26 Second View Avenue, Beachlands - Sold 7 February, 2023**

Sale Price: \$1,000,000  
Days On Market: 28  
Conjuncting Agency: Harcourts Howick

For the best results in today's market, deal with Ray White Beachlands  
Market leaders on the coast



For the best results in today's market, deal with Ray White Beachlands  
Market leaders on the coast

<p>Sold on 16 Jan 2023</p> 	<p>Sold on 19 Jan 2023</p> 	<p>Sold on 27 Jan 2023</p> 	<p>Sold on 7 Feb 2023</p> 	<p>Sold on 15 Feb 2023</p> 
<p>Sold on 16 Feb 2023</p> 	<p>Sold on 21 Feb 2023</p> 	<p>Sold on 24 Feb 2023</p> 	<p>Sold on 28 Feb 2023</p> 	<p>Sold on 1 Mar 2023</p> 
<p>Sold on 2 Mar 2023</p> 	<p>Sold on 3 Mar 2023</p> 	<p>Sold on 3 Mar 2023</p> 	<p>Sold on 8 Mar 2023</p> 	<p>Sold on 20 Mar 2023</p> 
<p>Sold on 27 Mar 2023</p> 	<p>Sold on 29 Mar 2023</p> 	<p>Sold on 3 Apr 2023</p> 	<p>Sold on 5 Apr 2023</p> 	<p>Sold on 14 Apr 2023</p> 
<p>Sold on 20 Apr 2023</p> 	<p>Sold on 21 Apr 2023</p> 	<p>Sold on 25 Apr 2023</p> 	<p>Sold on 27 Apr 2023</p> 	<p>Sold on 8 May 2023</p> 
<p>Sold on 12 May 2023</p> 	<p>Sold on 16 May 2023</p> 	<p>Sold on 23 May 2023</p> 	<p>Sold on 25 May 2023</p> 	<p>Sold on 31 May 2023</p> 



Ray White Beachlands, the best local team to help Landlords and Tenants with their Letting and Property Management needs.

LEASED MARCH 	LEASED MARCH 	LEASED MARCH 	LEASED MARCH 	LEASED MARCH 
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# Recent Sales

**BARFOOT & THOMPSON**  
LICENSÉD REAA2008

**SOLD**

114 Ness Valley Road  
Clevedon

**SOLD**

35 First View Avenue  
Beachlands

**SOLD**

11 Columbia Crescent  
Beachlands

**SOLD**

64 Liberty Crescent  
Beachlands

**SOLD**

15 Angiangi Crescent  
Beachlands

**SOLD**

34 First View Avenue  
Beachlands

**SOLD**

86 Liberty Crescent  
Beachlands

**SOLD**

16 Lydiard Place  
Beachlands

**SOLD**

124 Maraetai School Road  
Maraetai

**BARFOOT & THOMPSON**  
LICENSÉD REAA2008

**Beachlands**

42 Wakelin Road • 09 536 4990 • beachlands@barfoot.co.nz





NEW LISTING



OPEN HOME

**MARAETAI**

2 GEORGE COULDREY LANE



**AUCTION**

1:00pm 13 Jun 2023 at 62 Highbrook Drive, East Tamaki (unless sold prior)

**VIEWING**

Phone For Viewing Times

[barfoot.co.nz/848645](http://barfoot.co.nz/848645)

**Family Extender**

Custom designed for our Vendor to cater for their extended family needs, this 250m2 brand new home enjoys a very peaceful location, with a lovely rural outlook so 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.

**Matthew Brown**  
027 549 4673  
m.brown@barfoot.co.nz  
**Munish Seth**  
021 686 474  
m.seth@barfoot.co.nz

**BEACHLANDS**

48 KARAKA ROAD



**FOR SALE**

\$1,476,000

**VIEWING**

003 OPEN HOMES: Sat & Sun 12:00 - 12:30pm

[barfoot.co.nz/846221](http://barfoot.co.nz/846221)

**SITTING PRETTY**

Set on a sunny, north facing, elevated 1/4 acre section there's wide sea views. Separate parking space for your boat or motorhome plus garage and workshop. Plenty of living space, with 2 separate lounges, 3 bedrooms, 2 bathrooms, open plan kitchen and dining. Set over 2 levels with decks off both the living spaces.

**SPECIAL AGENTS 003**  
Ian, Jenny, Nicolette and Mark  
Jenny Chandler 0204 000 2564  
**Ian Boswell 027 285 9314**  
Nicolette Hale 027 702 9157  
Mark Van Etten 027 523 2245

**Secure your new home at**

*The Vines, Clevedon*



**ONLY 5 SITES REMAINING**  
SECURE YOUR SPOT TODAY



**Build your new lifestyle in Clevedon**

The Vines is an exclusive nine-lot subdivision, with section sizes ranging from 526m<sup>2</sup> to 550m<sup>2</sup>. Build your dream home for a fixed price in this boutique development, with covenants to protect your investment.

**Titles are out now, contact Signature Homes Botany & Manukau to secure your spot!**

**Matthew Woodward** | 021 024 51308

**Angela Whiting** | 021 818 500



# Eager house buyers return to Auckland market

- by Barfoot & Thompson

Eager buyers returned to the Auckland housing market in May, with property sales being their best in a month since May last year.

“After a dismal month’s trading in April, when sales hit their lowest in an April for 22 years, sales of 723 in May were not far off what was being achieved at this time of the year pre-Covid,” says Barfoot & Thompson managing director Peter Thompson.

“May’s sales are another sign that the Auckland property market has either hit the bottom of the current cycle or is close to it.

“While both the median and average sales prices for the month eased on those for April, it was the number of sales that is the standout feature with sales being a third higher than the average monthly sales for each of the past three months.

“It shows buyers are not shying away from paying current mortgage interest rates.

“It is a positive signal that after we ease through the coming winter trading months the market has the capacity to rebound.

“The median sales price for the month at \$955,000 is down 4 percent on that for April while the average price at \$1,070,819 is down 1.5 percent on that for last month.

“While the median price paid in May was down 15.1 percent on that 12 months ago, the average price was down much less at 10.9 percent.

“Vendors will be encouraged that prices have now reached that point where more sales are being made and support the recent comments by the Governor of the Reserve Bank that house prices are at ‘more sustainable’ levels.

“A good flow of new listings reached the market in May, with 1262 new listings for the month being close to what we have averaged each month over the previous three months.

“At month’s end, we had 4390 properties on our books. While this is our lowest number in 14 months, it still ensures that potential buyers have a greater choice than was available pre Covid days.

“Once sales numbers start to increase, we can anticipate potential choice will start to decline.

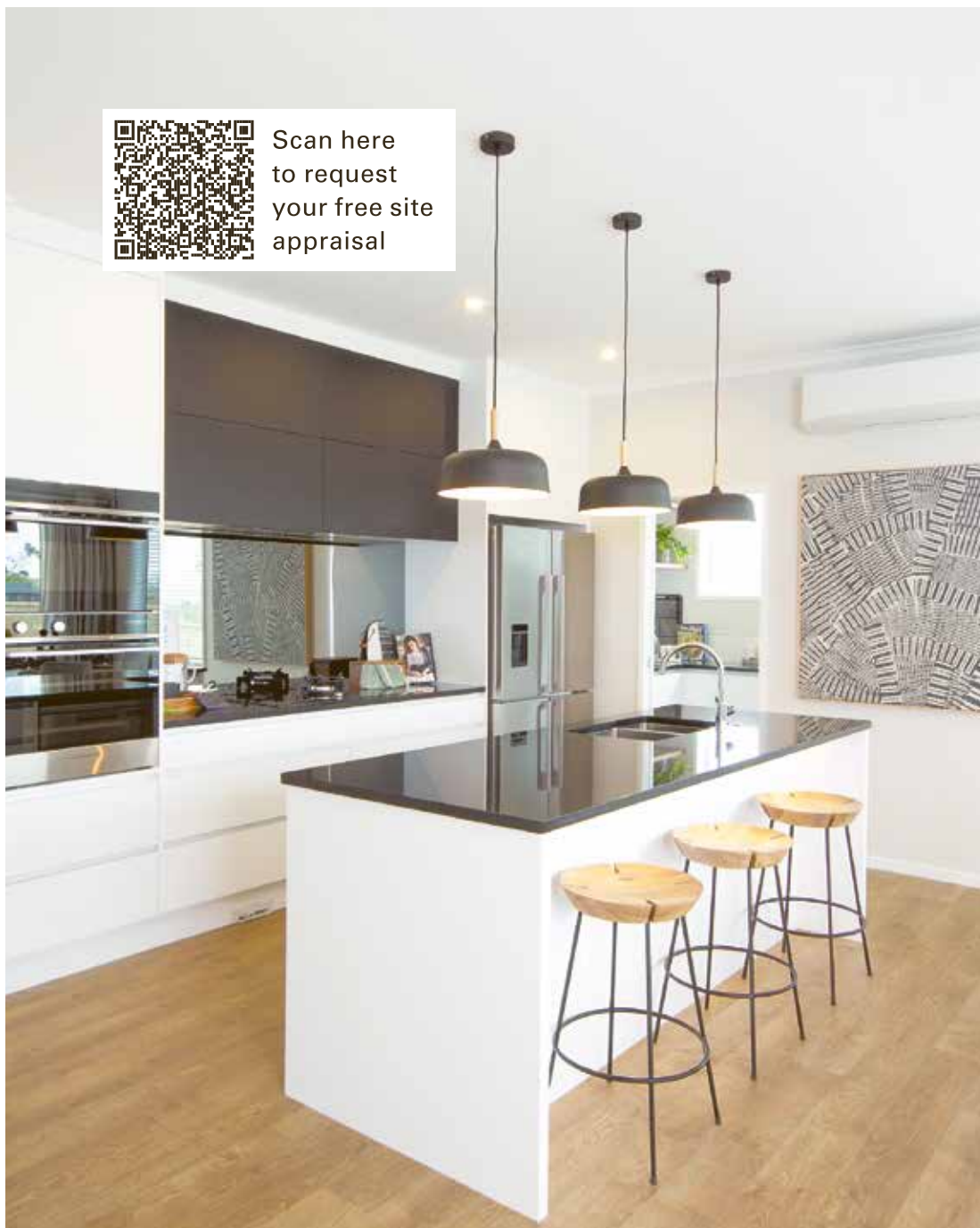
“Buyers have returned to the high end of the market, with 31 homes being sold in May for more than \$2 million, the second highest number of monthly sales in this price category this year.

“Sales in the under \$750,000 price category were also in

demand, with 148 sales being registered.

“The rural and lifestyle markets to the north, south and west of Auckland experienced slow trading at the start of the month but lifted significantly in the second half, delivering a modest lift in sales to 27 properties in May. This is the second best trading month for this calendar year.

“There was a marked lift in vendors seeking property appraisals, and a strong sentiment that the bottom of the market cycle was not far off.”



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Consider removing your old home and building new in the location you love. Get the home you want without compromise.

Happy customers and word of mouth have helped us become New Zealand’s Most Trusted Home Builder year after year.

So before you make plans to renovate your old place, give us a call to see what you could build new.

09 274 2082 / [gjgardner.co.nz](http://gjgardner.co.nz)

G.J. Gardner. **HOMES**



## 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

# ARE YOU SELLING?



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or email [advertising@pctimes.co.nz](mailto:advertising@pctimes.co.nz)



# Pohutukawa Coast & Country OPEN HOMES

OPEN HOMES (MORE ON P12) - SATURDAY 10 JUNE & SUNDAY 11 JUNE 2023

SATURDAY	SUNDAY	PRICE	ADDRESS	DESCRIPTION	OFFICE
	2:00 - 2:30	\$1,925,000	110A Beachlands Road, Beachlands	5 bedrooms, 3 bathrooms, 3 lounges, approx. 330m2, pool, double glazing, 6 years old	Barfoot & Thompson
1:00 - 1:30		\$1,545,000	20 Columbia Crescent, Spinnaker Bay	4 bedrooms, 2 bathrooms, 2 car garaging, sea views, approx. 223m2	Barfoot & Thompson
	2:00 - 2:30	\$1,685,000	10 Harbourside Court, Beachlands	4 bedrooms, 2 bathrooms, 2 living areas, gorgeous gardens, approx. 240m2	Barfoot & Thompson
12:00 - 12:30	12:00 - 12:30	\$1,476,000	48 Karaka Road, Beachlands	3 bedrooms, 2 bathrooms, 2 living areas, sea views, 1/4 acre section	Barfoot & Thompson
2:00 - 2:30	11:00 - 11:30	By Negotiation	21A Marine Garden Crescent, Beachlands	3 bedrooms, 2 bathrooms, approx. 128m2, only 2 1/2 years old, double glazed	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	Tender 22 June (unless sold prior)	123 Pine Harbour Parade, Beachlands	4 bedrooms, 2 bathrooms, office, 3 car garaging, approx. 245m2, new kitchen, new flooring	Barfoot & Thompson
	2:00 - 2:30	\$895,000	34 Wakelin Road, Beachlands	2 bedroom home on 1012m <sup>2</sup> flat section, development potential	Barfoot & Thompson
	1:00 - 1:30	\$2,125,000	26 Weatherly Drive, Spinnaker Bay	4 bedrooms, 3 bathrooms, 3 lounges, 3 car garaging, approx. 310m2, guest wing	Barfoot & Thompson
	3:00 - 3:30	\$2,995,950	65 Pine Harbour Parade, Beachlands	Panoramic waterfront sea views, 4 bedrooms, 3 bathrooms, 3 car garaging, approx. 343m2	Barfoot & Thompson
	3:00 - 3:30	\$1,249,000	53 Beachlands Road, Beachlands	5 bedrooms, 3 bathrooms, 2 living areas, quarter acre section	Barfoot & Thompson
2:00 - 2:30	2:00 - 2:30	Tender 29 June (unless sold prior)	17 Campbell Road, Maraetai	4 bedrooms, 2 bathrooms, swimming pool, sea views, 1062m2 section	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	Auction (unless sold prior)	2 George Couldrey Lane, Maraetai	5 bedrooms, 3 bathrooms, 3 lounges, 250m2	Barfoot & Thompson
12:00 - 12:30		\$1,149,000	25 Maraetai Heights Road, Maraetai	3 bedrooms, 1 bathroom, single garage, nestled alongside Native bush, 260m2 floor area	Barfoot & Thompson
	3:00 - 3:30	\$1,695,000	60 Maraetai School Road, Maraetai	Wide panoramic sea views, 1616m2 section, 4 bedrooms, 2 bathrooms, double garage	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	Price By Negotiation	9 Matara Avenue, Maraetai	4 bedrooms, 3 bathrooms, 2 car garaging	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
3:00 - 3:30	3:00 - 3:30	Price By Negotiation	5 Rewa Road, Maraetai	2 bedroom, 2 minute walk to Maraetai Beach	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, 272m2	Barfoot & Thompson
	11:00 - 12:00	Tender 8 June (unless sold prior)	81 Potts Road, Whitford	5 bedrooms, 5 bathrooms, 4 car garaging, heated swimming pool, 7 acres, arena	Barfoot & Thompson
12:00 - 12:30	12:00 - 12:30	Price By Negotiation	530 Whitford Road, Whitford	2 bedrooms, 2.4744Ha (more or less), building platform	Barfoot & Thompson
2:30 - 3:00	2:30 - 3:00	Auction	5 Thistle Close, Beachlands	5 bedrooms, 2 bathrooms, 2 car garaging	Bayleys
	12:00 - 12:45	Asking Price \$2,395,000	44 Maraetai Heights Road, Maraetai Beach	3 bedrooms, 2 bathrooms, 3 car garaging	Bayleys
12:00 - 12:30		Price By Negotiation	60 Seventh View Avenue, Beachlands	4 bedrooms, 2 bathrooms, 4 car garaging	Bayleys
	1:00 - 1:30	Price By Negotiation	30 Pine Harbour Parade, Beachlands	5 bedrooms, 3 bathrooms, 3 car garaging	Bayleys
3:00 - 3:30	3:00 - 3:30	Tender	692 Whitford-Maraetai Road, Whitford	5 bedrooms, 3 bathrooms, 3 car garaging	Bayleys
2:00 - 2:30	2:00 - 2:30	Tender	126 Beachlands Road, Beachlands	5 bedrooms, 3 bathrooms, 2 car garaging	Bayleys
	3:00 - 3:30	Asking Price \$2,750,000	378E Ara-Kotinga, Whitford	4 bedrooms, 3 bathrooms, 2 car garaging	Bayleys
	11:00 - 11:30	\$975,000	2/73 Botany Road, Botany Downs	Value packed and easy living, perfect option for first home, investment or cashing up	Ray White Beachlands
11:15 - 11:45	11:15 - 11:45	\$1,329,000	6 Gibbia Way, Beachlands	Elevated with sea views, family haven in quiet lane. Definite sale required	Ray White Beachlands
12:00 - 12:30		Price By Negotiation	31 Doidge Street, Beachlands	Present All Offers! Fantastic family home, immaculately presented, discrete location.	Ray White Beachlands
	12:00 - 12:30	Price By Negotiation	8 Toomer Place, Beachlands	Neat & tidy family home, 4 bedrooms, 2 levels, walking distance to parks and beach	Ray White Beachlands
12:00 - 12:30	12:00 - 12:30	Price By Negotiation	156 Second View Avenue, Beachlands	Front Row Seat to Tamaki Strait! Waterfront, architecturally designed, stunning home and location	Ray White Beachlands
12:45 - 1:15	12:45 - 1:15	Price By Negotiation	3 Swordfish Place, Maraetai	Fantastic family home in discreet yet central Maraetai location	Ray White Beachlands
12:15 - 12:45	12:15 - 12:45	\$1,649,000	63 Eighth View Avenue, Beachlands	Stunning family home, single level, sea views, as new presentation	Ray White Beachlands



# Pōhutukawa Coast & Country OPEN HOMES

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SATURDAY	SUNDAY	PRICE	ADDRESS	DESCRIPTION	OFFICE
1:30 - 2:00	1:30 - 2:00	Auction (unless sold prior)	6 Campbell Road, Maraetai	When location counts. Amazing opportunity right on Omana Beach and Regional Parks on your doorstep	Ray White Beachlands
1:30 - 2:00	1:30 - 2:00	Auction (unless sold prior)	28 Third View Avenue, Beachlands	Original Beachlands stunner! Beautifully renovated family home in the heart of Beachlands	Ray White Beachlands
2:15 - 2:45	2:15 - 2:45	\$1,559,000	7 Reliance Crescent, Beachlands	Freshly redecorated and neat as a pin, single level and large volume, plenty of parking	Ray White Beachlands
2:15 - 2:45	2:15 - 2:45	\$1,597,000	109 Pine Harbour Parade, Beachlands	Beautifully presented Fletcher home in marina adjacent location	Ray White Beachlands



## Vendor calls for action! 4 Solway Road, Whitford

Price By Negotiation

### IGNORE PREVIOUS PRICING!

Yearning for your own piece of paradise? If you're looking for a block of land to create your lifestyle dream with privacy, wide rural views, an exclusive address, and even better, previously consented plans are available too! Just bring your builder ?..or maybe you are one! With established native plantings already in place, a secure location via the shared gated driveway. Our vendor's have already purchased another property, so their hard work could be your gain!

Marketed By: MKS - Matt Kath Stu & Emily

Matthew Brown 0275 494 673

Kathryn Morris 0274 863 488

Stuart Fitzpatrick 0276 680 287

Emily Zhong 0211 289 9278

**BARFOOT & THOMPSON**



## 115 Pine Harbour Parade, Beachlands

\$1,489,000

**RETIREMENT CALLS - PRICED TO SELL!** A Grand home delivering quality and location for a multitude of buyers, where you can extend first-class hospitality with plenty of room for extended family in this excellently presented approximately 280sqm two-level home. A gourmet kitchen with loads of space, combined dining and family-room plus a separate formal lounge with great flow to the tropical oasis patio area for all-weather outdoor living allows for the perfect entertaining platform all year round. An up stairs office space is ideal for the home-based professional and where the kids can surf the net or complete their homework. The aforementioned kitchen is tastefully styled, while a mixture of tiles and carpets in social zones and bedrooms and elegant tiling in bathrooms completes the scene of comfort and grace. Positioned above Pine Harbour in one of the most recognised locations surrounded with impressive trophy homes on an 886sqm section with not a double, but triple internal access garage, it is within walking distance to Pine Harbour Marina and Green Bay Reserve. This makes this a desirable location for a family friendly lifestyle.

Marketed By:

Brianne Bignell

021 400 979

OFFICE: 09 536 7011

Lighthouse Real Estate Ltd

- Licensed (REAA 2008)