

Pōhutukawa Coast & Country PROPERTY GUIDE

May 2025



44 Liberty Crescent, Spinnaker Bay, Beachlands

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

QUALITY TIME

As impressive from the road as it is inside, this “one owner” Cape Cod inspired property makes an unforgettable first impression, matched only by its stunning interior and equally desirable location. This approximately 284m2 home is set on a landscaped 888m2 section. There’s 4 double bedrooms, 3 bathrooms, 2 separate lounges, home office, separate laundry room and double internal garaging to make easy work of giving everyone their own space. The heated swimming pool area is secluded yet integrates seamlessly with the home’s surroundings, perfect for entertaining. Lovely elevated wide sea views remind you of the proximity to the water from this coveted address. If you’re looking for quality, style and a splash of elegance, you can’t afford to miss out on this opportunity to own this beautiful home. Watch our Special Agents 003 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



62 Third View Avenue, Beachlands

Auction (Unless Sold Prior) The Shed @ Ray White Beachlands, 4:00pm 26 May 2025

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

SERIOUSLY FOR SALE - FAMILY LIVING WITH A BONUS!

Our vendors are heading down south and that means this centrally located Beachlands beauty is seriously for sale! Recently renovated and set on a sun-soaked, north-facing quarter-acre (approx.) site, this home delivers everything a growing family could want! Step inside and feel instantly at home in the sun filled living area, complete with a cozy fireplace for those colder evenings.

The stylish, modern kitchen flows seamlessly to a huge deck - perfect for summer BBQs and entertaining. The flat, fully fenced section is perfect for kids and pets to play safely, with plenty of room to enjoy outdoor living. This one ticks all the boxes and the vendors are ready to sell. Don't miss out. Call today to view.



Marketed By:

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

Beachlands
09 536 4990



NEW LISTING

BARFOOT&THOMPSON
ESTABLISHED 1984

Barfoot & Thompson Limited
Licensed REAA 2008

BEACHLANDS
21 PINE HARBOUR PARADE

5233



TENDER
4:00pm Wednesday 21st May (unless sold prior)

VIEWING
003 OPEN HOME Sat & Sun 2:00-2:30pm

barfoot.co.nz/911611

THE LOVE AFFAIR

- Substantial 338sqm (approx) home
- Saltwater pool & louvretch gazebo
- Fully renovated both inside & out
- Designer kitchen - high end appliances
- North/west/easterly facing garden
- Tropical resort style outdoor living
- Close to ferry, restaurants & marina
- Watch 003 video online now!

SPECIAL AGENTS 003

Clare Dower 021 206 6822
c.dower@barfoot.co.nz

Ian Boswell 027 285 9314
Jenny Chandler 0204 000 2564
Nicolette Hale 027 702 9157

IS NOW A
GOOD TIME
TO SELL?
TALK TO
SOMEONE
WHO KNOWS.

WHAT'S YOUR HOME WORTH?
SCAN THE QR CODE TO
CONNECT WITH OUR
FRIENDLY TEAM



If you're thinking about selling your place, or even just wondering what it might be worth, have a chat with us. Our team can tell you what's happening in the property marketing around here, and they're only too happy to share that expertise with a free home appraisal, no strings attached.

If you do decide to sell, our skills and expertise - combined with the sales power of the entire Barfoot & Thompson network - will ensure you get the best possible result.





Grace 10yrs



Mirka 10yrs



Harriet 6yrs



Congratulations again to our winners - with over 50 entries, it wasn't an easy task to choose our winners! Handing over the goodie bag prize packs was a real highlight for our team in the office. We hope everyone who participated had as much fun as we did!

BARFOOT&THOMPSON
ESTABLISHED 1984

February - April Sales

Signs of our success

BARFOOT & THOMPSON
ESTABLISHED IN 1966
Beachlands





4 2 2 2 194m² 873m²



Floor Plan © G.J. Gardner Homes 2025

MODERN FAMILY LIVING IN BEACHLANDS

Lot 28 Seventh View Avenue, Beachlands from \$1,620,000*

Brand new modern family living in Beachland’s newest development. This north-facing 873m² site is ideal for single level living. A great family home offering 4 bedrooms, separate media room, kitchen with scullery, and separate laundry – perfectly positioned to maximise the north-westerly aspect. Includes allowance for Ducted Air Con and lots of provision for upgrades. Alternatively start with a clean slate and create your own custom design or modify one of the many plans we have available.

*Price indication only and includes land. Some conditions may apply. Subject to availability. Price current as at 06/03/2025. Images are artist’s impression only.



09 274 2082 / gjgardner.co.nz

G.J. Gardner. HOMES

Signature
HOMES Est. 1983
YOUR HOME. YOUR WAY.



Country Elegance - Your Dream Home Awaits

Designed with clean lines, open spaces, and abundant natural light, this home exudes understated elegance. Set on a generous 800m² section, this 3-bedroom property offers ample space for outdoor living, entertaining, and future landscaping possibilities.

Contact Signature Homes Botany & Manukau today

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



View Package



RayWhite

FOR SALE

53 Liberty Crescent, Beachlands

This stunning single-level brick & tile home is the epitome of comfort and style, perfectly tailored for down-sizers, savvy investors or young families ready to thrive.

- Three spacious bedrooms & two bathrooms
 - Open-plan kitchen, dining & living space that effortlessly extends to a covered deck
 - Second living area provides the ultimate versatility
 - Surrounded by lush, mature trees & low-maintenance landscaping
- Located just moments from Te Puru Sports Centre, local shopping hubs & public transport.

rwbeachlands.co.nz/BCH31140

Lighthouse Real Estate Ltd Licensed (REAA 2008)

3 2 2 2 1077

For Sale
\$1,449,000

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



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



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

WHY WAIT?



RayWhite

FOR SALE

104 Beachlands Road, Beachlands

Jump into action and launch yourself into the Beachlands property market with this renovated classic 1980s home, situated on the crest of Beachlands Road. With a beautiful bush outlook in the immediate foreground and a view of the sea to Waiheke Island in the distance, trust your judgment. Relaxing poolside will be a top spot for entertaining with your family & friends.

If you've waited for exceptional value - this, is it, call us now!

rwbeachlands.co.nz/BCH31239

Lighthouse Real Estate Ltd Licensed (REAA 2008)

3 1.5 2 4 1 1 1012

For Sale
\$1,189,000

View
Saturday & Sunday
2:15 - 2:45 pm



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



Dillon Smith
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dillon.smith@raywhite.com

WHY WAIT?

Gender pay gap and investment divide holding women back from property wealth

- by **CoreLogic.co.nz**

New Zealand women remain under-represented in investment property ownership, with financial barriers rather than attitudes holding them back, CoreLogic's latest Women & Property Report 2025 reveals.

The fifth edition of the report finds while female-only home ownership rates have inched closer to male-only ownership, women continue to lag in investment property, limiting their ability to build long-term wealth through real estate.

For the first time the survey also explored attitudes towards home ownership, barriers to property investment, and financial literacy levels across gender groups, while examining the impact of income levels and employment status on property investment trends.

Women own homes but men build property wealth

CoreLogic NZ Chief Property Economist Kelvin Davidson said the findings highlight the strong presence of women in home ownership, while also underscoring an ongoing imbalance in property investment.

CoreLogic's analysis shows that female-only owner-occupiers outnumber their male counterparts, making up 23.1% of sole ownership compared to 20.9% for men, with mixed-gender ownership accounting for 56.0%.

However, the gap widens when it comes to investment properties,

where women trail men by 4.2 percentage points.

"Women are just as committed to property ownership as men, and their higher representation in owner-occupied housing is a significant achievement," Mr Davidson said.

"But financial barriers continue to limit their ability to invest, which has long-term implications for wealth accumulation. Our data shows female-only investment property ownership sits at 21.9%, compared to 26.1% for men, a persistent gap that reinforces the need for financial strategies that support women's investment opportunities."

Gender pay gap directly impacts property investment

CoreLogic Head of Research Eliza Owen said while it was encouraging to see more women purchasing an owner-occupier property than their male counterparts, the data showed they aren't opting out of property investment; they are being locked out.

"The gender wage gap means women take longer to save for deposits, have lower borrowing capacity, and are more likely to prioritise housing security over investment risk," she said.

"These factors compound over time, making it harder for women to build intergenerational wealth through property."

The report highlights a clear financial divide between men and women with survey-based data show-

ing 68% of women earn less than \$70,000 per year, compared to 49% of men. Only 13% of women earn more than \$100,000, half the rate of men at 26%.

Women more likely to buy in affordable markets

The data also showed women's property ownership is more concentrated in more affordable regions, while men have more diverse and resilient property portfolios. This financial disparity affects access to property investment, with men more likely to own multiple property types, diversify portfolios, and withstand economic downturns.

Women's property ownership is higher in more affordable areas, such as Kawerau, where 27.6% of properties are owned solely by women, Whanganui at 26.9%, Invercargill at 25.8%, South Waikato at 25.7% and Auckland City at 25.6%.

While Auckland City is not an affordable market, the data suggests that women's ownership rates there highlight a difference for more attainable apartments.

Meanwhile, female-only ownership is lowest in high-demand investment hubs, including Mackenzie at 14.3%, Queenstown at 16.2%, and Thames-Coromandel at 16.3%.

"The trends suggest affordability is a key barrier, with men having greater access to investment in premium markets," Ms Owen said.

"The pay gap is directly linked to

property investment, as higher wages give men an earlier and greater ability to leverage property as an investment vehicle. This advantage enables them to acquire multiple properties, benefit from compounding returns, and build passive income streams.

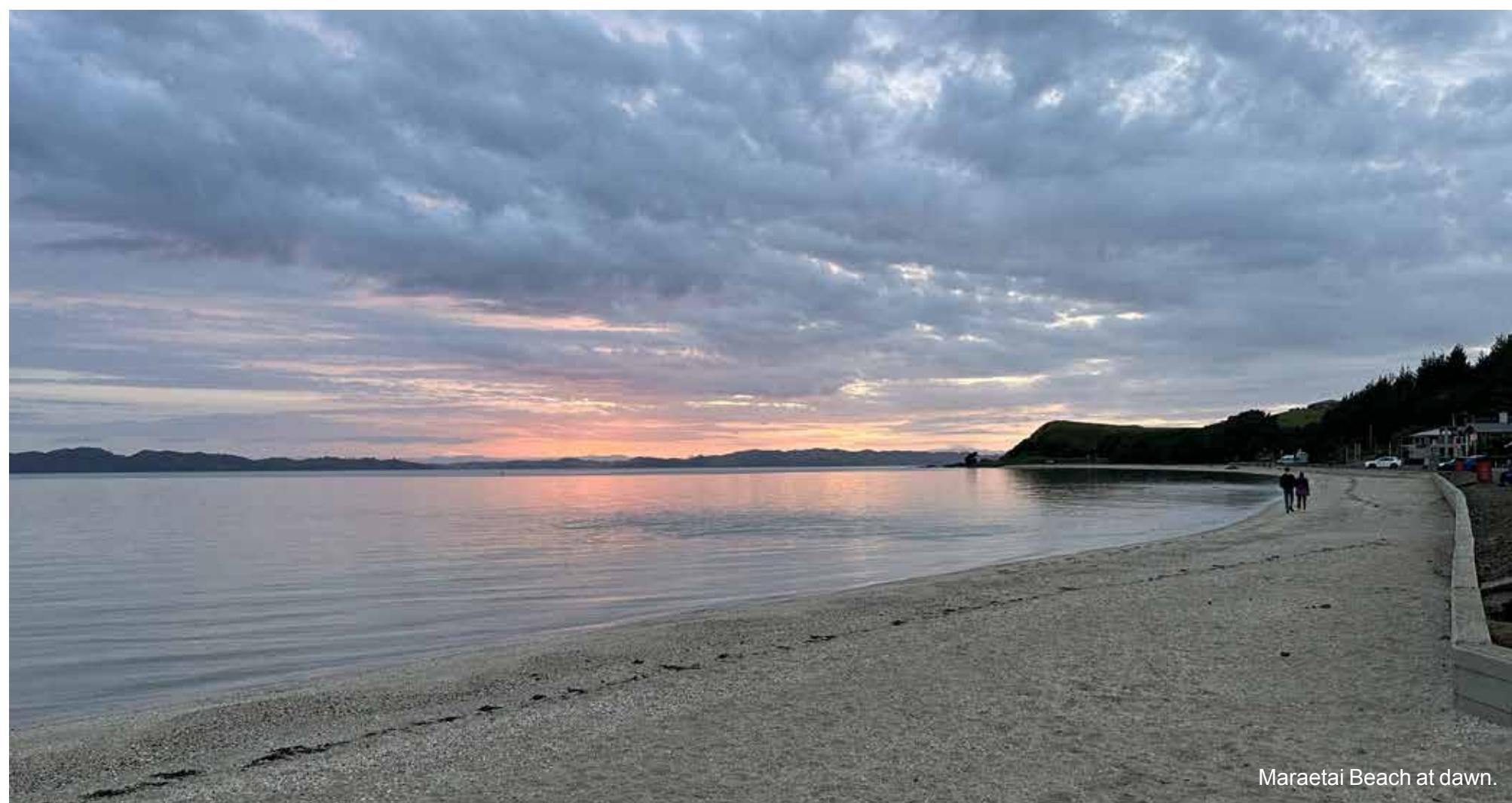
"Over time, this not only accelerates individual wealth accumulation but also positions men to pass on greater financial security to future generations, reinforcing long-term inequality."

Financial education and wage growth needed

The report suggests financial education and wage growth are critical to closing the gender gap in investment property. Mr Davidson said women's property aspirations are clear and the challenge is ensuring they have the financial means to participate equally.

"Better access to investment education, combined with policies addressing income disparity, could help more women leverage property for wealth creation," he said.

"Women are not risk averse to buying property, instead the data suggests they are financially constrained. More transparent financial literacy programs, employer pay equity initiatives, and targeted property investment education could help bridge the gap."



Maraetai Beach at dawn.



Pōhutukawa Coast & Country OPEN HOMES

OPEN HOMES - SATURDAY 10 MAY & SUNDAY 11 MAY 2025

SATURDAY	SUNDAY	PRICE	ADDRESS	DESCRIPTION	OFFICE
12:00 - 12:30	12:00 - 12:30	By Negotiation	36 Pine Harbour Pde, Beachlands	4 bedrooms, 3 bathrooms, 3 lounges	Barfoot & Thompson Beachlands
	3:00 - 3:30	By Negotiation	46 Constellation Avenue, Beachlands	2 bedrooms, 2 bathrooms, 3 lounges, office	Barfoot & Thompson Beachlands
12:00 - 12:30	11:00 - 11:30	\$1,835,000	6 Keshvara Rd, Beachlands	Modern home, 7 bedrooms, 5 bathrooms, 4 lounges, sea views, approx 360m2	Barfoot & Thompson Beachlands
2:00 - 2:30		\$1,550,000	38 Te Pene Road, Maraetai	3 bedrooms, 2 bathrooms, panoramic sea views, walk to the beach	Barfoot & Thompson Beachlands
	3:00 - 3:30	\$1,595,000	107 Pine Harbour Parade, Beachlands	5 bedrooms, 3 bathrooms, 3 lounges, 3 car garaging, over 270m2 floor area	Barfoot & Thompson Beachlands
	3:30 - 4:30	\$4,095,000	79 Whitford Park Road, Whitford	6 bedrooms, 4 bathrooms, 3 lounges, 3 car garaging, pool, over 450m2 on 4 acres	Barfoot & Thompson Beachlands
1:00 - 1:30	1:00 - 1:30	\$1,569,000	59 Intrepid Crescent, Spinnaker Bay, Beachlands	4 bedrooms, 3 bathrooms, 3 lounges, 2 car garaging, spa, single level brick & tile home	Barfoot & Thompson Beachlands
11:00 - 11:30		\$919,000	17 Gateway Avenue, Beachlands	2 bedroom, 2 bathroom townhouse, 5 minute walk to Pine Harbour Marina	Barfoot & Thompson Beachlands
	11:00 - 11:30	\$2,695,000	6 Pohutukawa Road, Beachlands	Landmark property, 4 bedrooms, 4 bathrooms, 2 lounges, pool, half acre section, 6 car garaging	Barfoot & Thompson Beachlands
11:00 - 11:30		By Negotiation	92 Beachlands Road, Beachlands	3 bedrooms, 2 bathrooms, 2 lounges, wide sea views, quarter acre north facing section	Barfoot & Thompson Beachlands
	1:00 - 1:30	By Negotiation	120 Maraetai School Road, Maraetai	4 bedrooms, 4 bathrooms, 2 lounges, 2 car garaging, sea views	Barfoot & Thompson Beachlands
1:00 - 1:30	1:00 - 1:30	\$1,629,000	35 Te Puru Drive, Maraetai	4 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging	Barfoot & Thompson Beachlands
2:00 - 2:30	2:00 - 2:30	\$1,695,000	19 Cadwil Drive, Beachlands	Stylish modern 4 bedroom home, 2 bathrooms, 2 lounges, less than 2 year old	Barfoot & Thompson Beachlands
12:00 - 12:30	12:00 - 12:30	\$1,995,000	36 Columbia Crescent, Spinnaker Bay, Beachlands	Over 330m2, 4 bedrooms, 3 bathrooms, 3 lounges, concrete block construction	Barfoot & Thompson Beachlands
2:00 - 2:30	2:00 - 2:30	Tender 21 May (unless sold prior)	21 Pine Harbour Parade, Beachlands	5 bedrooms, 3 bathrooms, 2 lounges, 3 car garaging, heated saltwater pool	Barfoot & Thompson Beachlands
1:00 - 1:30	1:00 - 1:30	Tender 15 May (unless sold prior)	40 Liberty Crescent, Spinnaker Bay, Beachlands	4 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging, bordering reserve	Barfoot & Thompson Beachlands
1:00 - 1:30	1:00 - 1:30	Tender 22 May (unless sold prior)	44 Liberty Crescent, Spinnaker Bay, Beachlands	4 bedrooms, 3 bathrooms, 2 lounges, 2 car garaging, pool, 888m2 section	Barfoot & Thompson Beachlands
12:00 - 12:30	12:00 - 12:30	Tender 15 May (unless sold prior)	27 Toomer Place, Beachlands	5 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging, over 700m2 section	Barfoot & Thompson Beachlands
1:00 - 1:30		By Negotiation	24 Omana Heights Drive, Maraetai	4 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging, sea views	Barfoot & Thompson Beachlands
11:00 - 11:30	11:00 - 11:30	By Negotiation	101 Liberty Crescent, Beachlands	8 bedrooms, 6 bathrooms, 3 loungesm 3 car garaging, breathtaking views	Barfoot & Thompson Beachlands
2:00 - 2:30	2:00 - 2:30	Tender 28 May (unless sold prior)	57 Seventh View Avenue, Beachlands	24 Omana Heights Drive, Maraetai	Barfoot & Thompson Beachlands
1:00 - 1:30			24 Omana Heights Drive, Maraetai	5 bedrooms, 3 bathrooms, 2 lounges, single level modern double glazed home	Barfoot & Thompson Beachlands
11:00 - 11:30	11:00 - 11:30	By Negotiation	101 Liberty Crescent, Beachlands	8 bedrooms, 6 bathrooms, 3 loungesm 3 car garaging, breathtaking views	Barfoot & Thompson Beachlands
12:00 - 12:30	12:00 - 12:30	Tender 30 May (unless sold prior)	20 Weatherly Drive, Spinnaker Bay, Beachlands	4 bedrooms, 2 bathrooms, 2 lounges, single level brick and tile home, north facing	Barfoot & Thompson Beachlands
12:00 - 12:30	12:00 - 12:30	Tender 29th May (unless sold prior)	11 Shelly Bay Road, Beachlands	Renovated home on quarter acre section, 4 bedrooms, 2 bathrooms, double garage	Barfoot & Thompson Beachlands
	3:00 - 4:00	By Negotiation	671 Whitford-Maraetai Road, Beachlands	Modern over 400m2 home on 8 acres, 4 bedrooms, office, 2 lounges, swimming pool	Barfoot & Thompson Beachlands
10:30 - 11:00	10:30 - 11:00	\$1,449,000	53 Liberty Crescent, Beachlands	Stunning 3 bedroom Stonewood Home in sought after Spinnaker Bay	Ray White Beachlands
10:30 - 11:00	10:30 - 11:00	\$939,000	13 Gateway Avenue, Beachlands	Pine Harbour living at its best - immaculate 3 bedroom 2 bathroom townhouse	Ray White Beachlands
11:15 - 11:45		\$1,550,000	11A Araminta Place, Beachlands	Large volume 7 bedroom 3 bathroom extended family home in excellent family friendly location	Ray White Beachlands
11:15 - 11:45	11:15 - 11:45	\$749,000	2/12 Unga Place, Beachlands	Excellent lock and leave, investment or first home option. 2 bedroom apartment in Pine Harbour	Ray White Beachlands
	11:15 - 11:45	\$1,539,000	33 Kaiawa Street, Beachlands	Easy living 4 bedroom, 2 bathroom Fletcher home, single level residence	Ray White Beachlands
12 :00 - 12:30	12 :00 - 12:30	\$1,890,000	12 Whawhaki Road, Beachlands	Superb family residence to treat the whole whanau, multiple living spaces and superior location	Ray White Beachlands
12 :00 - 12:30	12 :00 - 12:30	Auxction (Unless Sold Prior)	62 Third View Avenue, Beachlands	Single level renovated dream in central Beachlands location. Quarter acre section. So much going for this one!	Ray White Beachlands
12:45 - 1:15	12:45 - 1:15	Auction (Unless Sold Prior)	140 Maraetai Drive, Maraetai	Enter the view! Elevated, North facing and set on the crest of Maraetai Drive sits this entry level, view seeker, fully renovated Maraetai Classic.	Ray White Beachlands
12:45 - 1:15	12:45 - 1:15	Auction (Unless Sold Prior)	18 Lydiard Place, Beachlands	Immaculate single level Fletcher home, must be sold - be quick!	Ray White Beachlands
1:30 - 2:00	1:30 - 2:00	\$1,525,000	27 Pinebrook Lane, Maraetai	Price reduced! Magnificent 5 bedroom family home. Quality home built by reputable local builder	Ray White Beachlands
1:30 - 2:00	1:30 - 2:00	By Negotiation	72 Beachlands Road, Beachlands	Motivated vendors - this wont last! Priced to sell in the heart of Beachlands	Ray White Beachlands
2:15 - 2:45	2:15 - 2:45	\$1,549,000	16 Matara Avenue, Maraetai	Designed for today, positioned for tomorrow. Large and modern 5 bedroom 3 bathroom home	Ray White Beachlands
2:15 - 2:45	2:15 - 2:45	\$1,189,000	104 Beachlands Road, Beachlands	Priced to sell, grab yourself a deal here on the crest of Beachlands Road with this fantastic family home	Ray White Beachlands
3:00 - 3:30	3:00 - 3:30	\$874,999	191 Maraetai Drive, Maraetai	Priced to sell, modern 3 bedroom entry level home with close proximity to beach	Ray White Beachlands



Pōhutukawa
Coast & Country **OPEN HOMES**

OPEN HOMES - SATURDAY 10 MAY & SUNDAY 11 MAY 2025 - SEE INSIDE BACK COVER



12 Potts Road, Whitford

BY NEGOTIATION

PRIVATE SANCTUARY WITH SUBDIVISION POTENTIAL

- A private oasis located on the highly sought after Clifton Peninsular
- 25 Acres with 16 Paddocks
- 420 sqm 5 bedroom, 4 bathroom (3 ensuites) modern, brick, single level home
- Pool, home theatre / entertainment room, multiple living spaces, triple car garaging
- Large 20 x 12 metre American style barn with horse stables plus 2 x large ancillary buildings

Call the MKS Matt Kath Stu team now for more information or to view.



Marketed By: MKS - Matt Kath Stu

Matthew Brown 0275 494 673

Kathryn Morris 0274 863 488

Stuart Fitzpatrick 0276 680 287



2/12 Unga Place, Beachlands

\$749,000 | Open Saturday & Sunday 11:00 - 11:45pm

ACT FAST - ENTRY LEVEL BUYING IN BEACHLANDS! Whether you're a first-home buyer ready to take that exciting first step, or a savvy investor looking for a quality rental in a high-demand area - this is the one you've been waiting for! Built by Mike Greer Homes, this modern, low-maintenance 2 bedroom apartment offers unbeatable value in one of Auckland's most desirable coastal communities.

Its marina adjacent location and easy access to all the Pohutukawa Coast amenities makes this a lock up and leave lifestyle for all buyer types. Be Quick - This Opportunity Won't Last! Homes in this price range and location are rare.



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Brianne Bignell

021 400 979

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