

Pōhutukawa Coast & Country PROPERTY GUIDE

April 2025



19 Cadwil Drive, Beachlands

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

SWEET DREAMS

ARE MADE OF THESE... Beautifully presented and full of the latest mod cons, this less than 2 year old, approximately 226m² single level home is perfect for all walks of life. Just some of the features on offer include a separate lounge, 4 double bedrooms, 2 bathrooms, office area, separate laundry and super stylish open plan kitchen with the “must have” scullery. With easy access to the outdoor living spaces and pergola covered deck area, entertaining is a dream. The master bedroom includes an ensuite with a walk-in wardrobe and enjoys a lovely tranquil bush outlook. The home comes fully double glazed, includes ducted air conditioning and a heat pump, and has shiny modern Smeg appliances as well as the added luxury of underfloor heating in your bathrooms. Its stylish exterior and low maintenance design ticks the box for great kerb appeal plus it’s situated in a quiet no exit street. Enjoy peace of mind with the balance of the Master Build Warranty. Watch our 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



53 Liberty Crescent, Beachlands

\$1,449,000 | Open Saturday & Sunday 10:30 - 11:00am

Price Reduction - Motivated Vendors Require Sale

This stunning single-level brick and tile home is the epitome of comfort and style, perfectly tailored for down-sizers, savvy investors or young families ready to thrive. Step inside to find three spacious bedrooms and two bathrooms, offering a haven of relaxation. The heart of the home features an open-plan kitchen, dining and living space that effortlessly extends to a covered deck, ideal for alfresco dining and year-round entertaining. A second living area provides the ultimate versatility. Surrounded by lush, mature trees and thoughtfully designed low-maintenance landscaping, this home offers privacy and serenity. Enjoy all the modern conveniences you could wish for, including double glazing, a double internal-access garage and a separate laundry for added functionality. Located just moments from Te Puru Sports Centre, local shopping hubs and public transport, this exceptional home delivers unmatched convenience and lifestyle benefits.



Marketed By:

Brianne Bignell

021 400 979

OFFICE: 09 536 7011

Lighthouse Real Estate Ltd

- Licensed (REAA 2008)



NEW LISTING

MARAETAI

201 MARAETAI DRIVE



TENDER

Thursday, 24 April at 4:00pm (unless sold prior)

barfoot.co.nz/909993

VIEWING

Saturday & Sunday
2:00 - 2:30pm

SKIP THE DIY

Why take on a renovation project when this stunning home has already been beautifully transformed? Conveniently positioned near the Maraetai beachfront, this now modern home offers a turnkey solution for those who want to enjoy the coastal lifestyle without lifting a hammer! Save time, money and SKIP THE DIY.



Mike Deverell
021 466 300
m.deverell@barfoot.co.nz



Nadine Bryant
021 265 7512
n.bryant@barfoot.co.nz



NEW LISTING



OPEN HOME

MARAETAI

81 MARAETAI SCHOOL ROAD



TENDER

4:00pm Thursday 24th April (unless sold prior)

VIEWING

003 OPEN HOME: Sunday 2:00 - 2:30pm

barfoot.co.nz/910830

PROJECT MARAETAI

- Are you looking for your next project?
- Perfect for builders or developers
- North-facing 700m² freehold section
- Offering stunning sea views
- Approx 187m² floor area (plus decks)
- Cedar weatherboard & plaster cladding
- Contact 003 for more information!

SPECIAL AGENTS 003

Ian Boswell 027 285 9314
i.boswell@barfoot.co.nz

Jenny Chandler 0204 000 2564
Nicolette Hale 027 702 9157
Clare Dower 021 206 6822

BEACHLANDS

56 PINE HARBOUR PARADE



TENDER

4:00pm Thursday 17th April (unless sold prior)

VIEWING

003 OPEN HOMES: Sat & Sun 2:00 - 2:30pm

barfoot.co.nz/910412

CUT TO THE CHASE!

- Spacious over 280m² family home
- 724m² flat freehold section
- 5 bedrooms, 3 bathrooms, 2 lounges
- North facing sunny fenced backyard
- Triple car garaging
- Modern & immaculately maintained
- Watch our 003 video tour online

SPECIAL AGENTS 003

Clare, Ian, Jenny and Nicolette
c.dower@barfoot.co.nz

Clare Dower - 021 206 6822
Ian Boswell - 027 285 9314
Jenny Chandler - 0204 000 2564

vivid living®
this is 70+ living

**Life more
colourful**

**FREE
FEES FOR
A WHOLE
YEAR!***

We want to help you celebrate your new home, with free village fees for a whole year when you buy one of our eligible Red Beach or Karaka retirement villas!*

At Vivid Living, we're revitalising 70+ living in a bold, innovative way. Our homes offer modern, independent living at its best, supporting you to live the way you choose. Our villages are nestled within thriving Fletcher Living neighbourhoods, created with a strong sense of community.

At the heart of our model is fairness. Our unique model is designed to protect the nest egg you've worked hard for. A lower deferred management fee, share of capital gains, and guaranteed buy back are just some of the great features in the Vivid Living offering. Come see what makes us so special today.

*T&C's apply.



0800 173 323
vividliving.co.nz

RED BEACH 14 Tiromoana Drive, Red Beach
KARAKA 241 Park Estate Road, Karaka



AUCTION

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

3 1.5 2 4 1 1 1012

Auction
The Shed @ Ray White Beachlands
4:00 pm 5 May 2025
(Unless Sold Prior)

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



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

ELITE
PERFORMER 24-25



Dillon Smith
021 027 81067
dillon.smith@raywhite.com

WHY WAIT?



FOR SALE

72 Beachlands Road, Beachlands

Motivated Vendors - This Won't Last! All offers are to be brought forward on this rare gem, set on a generous quarter-acre site in the heart of Beachlands. Elevated to capture stunning sea views from both the expansive deck and the master bedroom, this charming home offers the perfect retreat to unwind and soak in the coastal ambiance. With plenty of off-street parking and a carport, this property is primed for families, investors or those seeking a slice of Beachlands paradise.

rwbeachlands.co.nz/BCH31044

Lighthouse Real Estate Ltd Licensed (REAA 2008)

For Sale
\$1,349,000

View
Saturday & Sunday
12:45 - 1:15 pm



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

ELITE
PERFORMER 24-25



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

WHY WAIT?



AUCTION

23 Beachlands Road, Beachlands

Vendors Are On the Move:

- Large quarter-acre section with mature trees & beautifully landscaped gardens.
- Relocated to the site in 1998 & enhanced with additions in the early 2000s.
- Three bedrooms & two bathrooms - The master bedroom enjoys the convenience of an ensuite & a deck that flows to the spacious back yard.

Whether you're looking to renovate, invest or settle in and enjoy the lifestyle, this home presents a fantastic opportunity in a sought-after location.

rwbeachlands.co.nz/BCH31226

Lighthouse Real Estate Ltd Licensed (REAA 2008)

3 2 2 1012

Auction

The Shed @ Ray White Beachlands
4:00 pm 28 April 2025
(Unless Sold Prior)

View

Saturday & Sunday
12:45 - 1:15 pm



Brianne Bignell

021 400 979
brianne.bignell@raywhite.com

ALAN WHITE
ELITE
PERFORMER 24-25



Conor Duffy

021 022 83366
conor.duffy@raywhite.com

WHY WAIT?



AUCTION

191 Maraetai Drive, Maraetai

This property offers a unique blend of comfort and potential, making it an ideal choice for first-time homebuyers or astute investors.

Step inside to discover a warm and inviting open-plan living area, seamlessly connecting the lounge, dining, and kitchen spaces. The modern kitchen is equipped with quality appliances and stylish finishes. Outside, the lush greenery and mature trees create a private oasis, ensuring peace and seclusion.

Ideal Investment or First Home Opportunity!

rwbeachlands.co.nz/BCH31232

Lighthouse Real Estate Ltd Licensed (REAA 2008)

3 1 769

Auction

The Shed @ Ray White Beachlands
4:00 pm 28 April 2025
(Unless Sold Prior)

View

Saturday & Sunday
10:30 - 11:00 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?





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



4 2 2 2 185m² 877m²



Floor Plan © G.J. Gardner Homes 2025

BRAND NEW IN
BEACHLANDS FOR
\$1,495,000*

Lot 29 Seventh View Avenue,
Beachlands from \$1,495,000*

Brand new modern living in Beachland’s newest development. Walking distance to the shopping centre and immediately adjacent to existing homes in the original area of Beachlands, this north-facing 877m² site is perfect for single level living. This super smart design offers 4 bedrooms, separate family living, kitchen with great sized scullery. There’s even room for a pool. 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





Pōhutukawa Coast & Country OPEN HOMES

OPEN HOMES - SATURDAY 12 APRIL & SUNDAY 13 APRIL 2025

SATURDAY	SUNDAY	PRICE	ADDRESS	DESCRIPTION	OFFICE
11:00 - 11:30		\$1,225,000	6 Araminta Place, Beachlands	Single level brick & tile, 3 bedrooms, 2 bathrooms, double garage, 786m2 section	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	Negotiation	46 Constellation Avenue, Beachlands	2 bedrooms, 2 bathrooms, 3 lounges, office	Barfoot & Thompson Beachlands
	12:00 - 12:30	\$1,859,000	6 Keshvara Rd, Beachlands	Modern home, 7 bedrooms, 5 bathrooms, 4 lounges, 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
2:00 - 2:30	2:00 - 2:30	\$1,695,000	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	\$1,599,000	59 Intrepid Crescent, Beachlands	4 bedrooms, 3 bathrooms, 3 lounges, 2 car garaging, spa, single level brick and tile home	Barfoot & Thompson Beachlands
11:00 - 11:30	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
2:00 - 2:30	2:00 - 2:30	Tender 17 April (unless sold prior)	56 Pine Harbour Parade, Beachlands	5 bedrooms, 3 bathrooms, 2 lounges, triple car garaing, over 280m2	Barfoot & Thompson Beachlands
1:00 - 1:30	1:00 - 1:30	By Negotiation	92 Beachlands Road, Beachlands	3 bedrooms, 2 bathrooms, 2 lounges, wide sea views, quarter acre north facing section	Barfoot & Thompson Beachlands
12:00 - 12:30	12:00 - 12:30	Tender 10 April (unless sold prior)	75 Karaka Road, Beachlands	3 bedroom, 1 bathroom home on north facing 1/4 acre section, separate double garage	Barfoot & Thompson Beachlands
	2:00 - 2:30	Tender 24 April (unless sold prior)	81 Maraetai School Road, Maraetai	3 bedrooms, 2 bathrooms, wide sea views, great project for renovations	Barfoot & Thompson Beachlands
	1:00 - 1:30	Negotiation	120 Maraetai School Road, Maraetai	4 bedrooms, 4 bathrooms, 2 lounges, 2 car garaging, sea views	Barfoot & Thompson Beachlands
2:00 - 2:30	2:00 - 2:30	Tender 24 April (unless sold prior)	201 Maraetai Drive, Maraetai	3 bedrooms, 3 bathrooms, 2 lounges	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
	3:00 - 4:00	Tender 10 April (unless sold prior)	671 Whitford-Maraetai Road, Maraetai	Stunning over 400m2 lifestyle home on 8 acres, 4 bedrooms, 3 bathrooms, office, 2 lounges	Barfoot & Thompson Beachlands
1:00 - 1:30	1:00 - 1:30	Tender 17 April (unless sold prior)	19 Cadwil Drive, Beachlands	Stylish modern 4 bedroom home, 2 bathrooms, 2 lounges, less than 2 years old	Barfoot & Thompson Beachlands
12:00 - 12:30	12:00 - 12:30	Tender 10 April (unless sold prior)	29 Omana Heights Drive, Maraetai	3 bedrooms, 2 bathrooms, sea views and reserve outlook, double glazed modern home	Barfoot & Thompson Beachlands
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
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	Auction (Unless Sold Prior)	191 Maraetai Drive, Maraetai	Beach proximity! 3 bedroom 1 bathroom single level home	Ray White Beachlands
11:00 - 11:30		Various	45 Kouka Road, Beachlands	1, 2 & 3 bedroom apartments in central location. Be a part of Beachlands’ newest development!	Ray White Beachlands
11:15 - 11:45	11:15 - 11:45	\$1,599,000	27 Pinebrook Lane, Maraetai	Magnificent 5 bedroom family home. Quality home build by reputable local builder	Ray White Beachlands
11:15 - 11:45	11:15 - 11:45	\$1,719,000	20 Pony park Place, Beachlands	Large family home over 2 levels, easy care section and swimming pool, walking distrance to Beachlands School	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	\$1,575,000	16 Matara Avenue, Maraetai	Designed for today, positioned for tomorrow. Large and modern 5 bedroom 3 bathroom home	Ray White Beachlands
12 :00 - 12:30	12 :00 - 12:30	Auction (Unless Sold Prior)	104 Beachlands Road, Beachlands	Renovated family home on the crest of Beachlands - great sea aviews	Ray White Beachlands
12:45 - 1:15	12:45 - 1:15	Auction (Unless Sold Prior)	23 Beachlands Road, Beachlands	Urgent sale - vendors on the move! Extremely tidy 3 bedroom 2 bathroom home on quarter acre	Ray White Beachlands
12:45 - 1:15	12:45 - 1:15	\$1,349,000	72 Beachlands Road, Beachlands	Motivated vendors - this won’t last! Priced to sell in the heart of Beachlands	Ray White Beachlands
1:30 - 2:00	1:30 - 2:00	\$949,000	13 Gateway Avenue, Beachlands	Pine Harbour living at its best - immaculate 3 bedroom 2 bathroom townhouse	Ray White Beachlands
1:30 - 2:00	1:30 - 2:00	\$1,659,000	15 Artists Avenue, Beachlands	Designed to impress, built to enjoy. 5 bedrooms, 3 bathroons, single level living	Ray White Beachlands
2:15 - 2:45	2:15 - 2:45	\$1,575,000	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
2:15 - 2:45		\$1,589,000	33 Kaiawa Street, Beachlands	Easy living 4 bedroom, 2 bathroom Fletcher home, single level residence	Ray White Beachlands



Pōhutukawa
Coast & Country **OPEN HOMES**

OPEN HOMES - SATURDAY 12 APRIL & SUNDAY 13 APRIL 2025 - SEE INSIDE BACK COVER

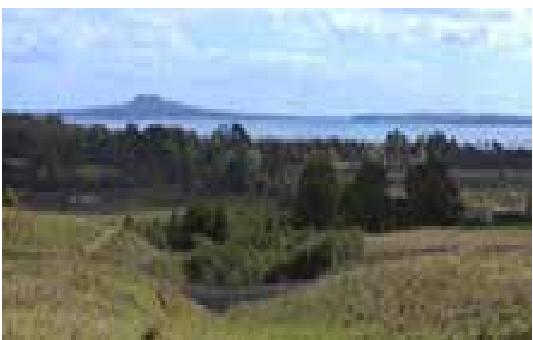


Lots 4, 5 & 8 11 Waikopua Rd, Whitford

Sale by Tender 1st May 2025

Escape to a world of tranquillity and beauty at our exclusive land offering in Waikopua Road. Nestled on a quiet no exit road offering three vacant lots, all in elevated positions and surrounded by nature with gentle contour and breathtaking sea views that is suitable for ponies and pets. Designed with your dreams in mind, each lot features a designated building platform, whether you envisage building a modest home, or a luxury retreat, the possibilities here are endless. With land covenants in place for your protection, you can be assured that your investment is secure and sanctuary preserved.

Available are 3 options: Lot 4: 1.47Ha (MOL), Lot 5 - 1.89Ha (MOL) and Lot 8 - 1.87Ha (MOL)



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



16 Matara Avenue, Maraetai

\$1,575,000 | Open Saturday & Sunday 12:00 - 12:30pm

CRAFTED FOR TODAY, POSITIONED FOR TOMORROW Crafted by its builder-owner with practicality and future potential in mind, 16 Matara Avenue offers a unique opportunity in one of Maraetai's most sought-after subdivisions. Split across two well-planned levels, this home caters to modern family living with flexibility and convenience. The lower level features an oversized double garage with a laundry, plus a self-contained extended family wing complete with two bedrooms, modern bathroom and kitchenette - ideal for guests, teenagers or multi-generational living. Upstairs, three additional bedrooms await, including the master retreat, which boasts a walk-in wardrobe, ensuite, and a glimpse of the sea. The open-plan kitchen, complete with a generous scullery, flows seamlessly into the dining and living areas, sunny north facing covered balcony - perfect for entertaining year-round. The sizeable sunny backyard holds exciting potential for a pool or even a minor dwelling, offering endless possibilities. With local amenities just moments away and Maraetai's coastal lifestyle at your doorstep, this home is a must-see!



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