

# Pōhutukawa Coast & Country PROPERTY GUIDE

August 2023



## 35 Constellation Avenue, Spinnaker Bay, Beachlands

**\$1,649,000**

**Open Homes:** Sunday 12:00 - 12:30pm

**ONE SIZE FITS ALL** Looking for a home that's big enough to fit your entire family tree? Look no further. This spacious, approximately 331m<sup>2</sup> home boasts a whopping 7 bedrooms, yes that's right 7 double bedrooms. Perfect for accommodating your entire brood, plus a few extra guests. The extended family friendly layout provides 5 bedrooms and 3 bathrooms in the main house PLUS 2 bedrooms and 1 bathroom in the guest wing making it perfect for extended family, a home office, flatmates or boarders. Guest wing is self-contained with a kitchenette, lounge, 2 bedrooms, ensuite, deck and own entrance. This lovely brick and weatherboard home is located on an 800m<sup>2</sup> flat section. There's triple car garaging. If you're ready to upgrade to a home that's big enough for your entire family (plus a few extras), then try this one on for size - come along to our open homes. 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**



## 19 Cadwil Drive, Beachlands

**Auction: 6:00pm 21 August 2023 (Unless Sold Prior)**

**Open Homes:** Saturday & Sunday 12:45 - 1:15pm

**FULLY FLETCHED LIVING AT ITS FINEST** This stunning 4-bedroom, 2-bathroom home is one of three brand new Fletcher built homes now available for sale. With a spacious land area of 801sqm, this property offers ample space for you and your family to enjoy. This contemporary and spacious residence has been designed with modern living in mind. As you enter the property, you will be greeted by a beautifully designed interior that exudes both comfort and style. The open-plan living and dining area provide a perfect space for entertaining guests or spending quality time with your loved ones. In addition, the separate lounge can be closed off to create a cosy retreat, or throw the doors open to really take advantage of your entertaining and living options. The modern kitchen is equipped with high-quality appliances and ample storage space, making it a dream for any home chef. Invest with confidence and security. This home comes with a 10-year master build warranty, ensuring peace of mind and protection for your investment.

**Marketed By:**

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





Set Date of Sale

3 Valkyrie Lane, Beachlands



Positioned perfectly in the ever-popular Spinnaker Bay, this versatile four-bedroom home offers generational living opportunities with coastal living at the end of the driveway.

Sit on the upstairs deck and look out over a native reservoir, a coastal walkway winding around Leigh Auton Reserve and beyond, to Waiheke Island.

**Set Date of Sale**  
Closes 4:00 pm 24 August 2023  
(Unless Sold Prior)

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

This spacious home has an abundance of natural light and a surprisingly expansive layout.

Don't miss this chance to own this low-maintenance family home that also doubles as a solid future investment.

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

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

[rwbeachlands.co.nz/BCH30671](http://rwbeachlands.co.nz/BCH30671)

Lighthouse Real Estate Ltd Licensed (REAA 2008)



Set Date of Sale

43 Craig Road, Maraetai



Sweeping from City to Sea - The view from Auckland city to Waiheke is undoubtedly breathtaking, offering stunning scenery day and night.

The superb location is undoubtedly a big plus, as it likely means you're conveniently close to amenities, schools & parks.

**Set Date of Sale**  
Closes 4:00 pm 24 August 2023  
(Unless Sold Prior)

**Cassandra Opie**  
021 434 777  
cassandra.opie@raywhite.com  
**PREMIER**  
MEMBER 21-22

The fact that the home has "great bones" provides a solid base for any renovations or improvements you might want to make in the future.

Call Cassandra or Elise today for more information.

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

**Elise Obern**  
021 182 5939  
elise.obern@raywhite.com  
**PREMIER**  
MEMBER 22-23

[rwbeachlands.co.nz/BCH30672](http://rwbeachlands.co.nz/BCH30672)

Lighthouse Real Estate Ltd Licensed (REAA 2008)





**RayWhite**

**Set Date of Sale**

13 Matara Avenue, **Maraetai**

5 1 1 3 2 622sqm ↗

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, including a lift.

All that's left to do is move in and enjoy this high-end lux home in the heart of Maraetai.

[rwbeachlands.co.nz/BCH30638](http://rwbeachlands.co.nz/BCH30638)

Lighthouse Real Estate Ltd Licensed (REAA 2008)

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.

Purchase with confidence from this Award Winning Builder with a 10 year Master Build Warranty.

**Set Date of Sale**

Expressions of Interest to be received- by 4:00 pm 24 August 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 21-22

**Paula Kirkman**

021 0290 8007  
paula.kirkman@raywhite.com



**RayWhite**

**Set Date of Sale**

15 Atalanta Way, **Beachlands**

5 1 3 1 4.5 2 578sqm ↗

Discover a property that exceeds all expectations - a true haven offering everything you desire and require:

- Soak in the sea and park views and elevated urban outlook that stretch before you.
- Abundance of space - 5 generously sized bedrooms, 4.5 bathrooms, 3 living areas & a home office.
- Beautifully landscaped gardens.

- Crafted with your convenience in mind, featuring a separate laundry, ducted heating and cooling, central vacuum, and many other meticulous touches that elevate your daily living experience.
- Fully fenced and nestled within a tranquil, family-friendly neighbourhood.

Don't hesitate to seize this opportunity.

**Set Date of Sale**

Expressions of Interest to be received- by 4:00 pm 31 August 2023 (Unless Sold Prior)

**View**

Saturday & Sunday  
12:45 - 1:15 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/BCH30648](http://rwbeachlands.co.nz/BCH30648)

Lighthouse Real Estate Ltd Licensed (REAA 2008)





# A featured few of our current listings

**BARFOOT THOMPSON &**  
REAL ESTATE



By Negotiation

**Beachlands**  
13 Atalanta Way

Mike Deverell  
021 466 300  
Kobus Steyn  
022 350 2428



\$1,649,000

**Beachlands**  
35 Constellation Crescent

Ian Boswell  
027 285 9314  
Nicolette Hale  
027 702 9157



\$1,549,000

**Maraetai**  
2 George Couldrey Lane

Matthew Brown  
027 549 4673  
Munish Seth  
021 686 474



\$2,395,000

**Beachlands**  
32 Intrepid Crescent

Ian Boswell  
027 285 9314  
Jenny Chandler  
0204 000 2564



\$1,579,000

**Beachlands**  
59 Jack Lachlan Drive

Ian Boswell  
027 285 9314  
Nicolette Hale  
027 702 9157



By Negotiation

**Maraetai**  
7 Matara Avenue

Mike Deverell  
021 466 300  
Ling Buditaslim  
021 678 058



By Negotiation

**Maraetai**  
9 Matara Avenue

Mike Deverell  
021 466 300  
Ling Buditaslim  
021 678 058



By Tender 17 Aug  
(unless sold prior)

**Whitford**  
80 Matthias Place

Wayne Rawson  
0274 824 662  
Marilyn Van Wagoner  
027 493 5652



By Negotiation

**Whitford**  
15 Ridgeline Way

Marilyn Van Wagoner  
027 493 5652  
Jessie Stewart  
021 969 539



\$1,875,000

**Whitford**  
530 Whitford Road

Matthew Brown  
027 549 4673  
Kathryn Morris  
027 486 3488



By Negotiation

**Whitford**  
284 Whitford Park Road

Wayne Rawson  
0274 824 662  
Marilyn Van Wagoner  
027 493 5652



By Negotiation

**Whitford**  
5 Waikopua Road

Matthew Brown  
027 549 4673  
Kathryn Morris  
027 486 3488





## 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

**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.

**Motivated Vendor invites your offer!**

[bayleys.co.nz/5102333](http://bayleys.co.nz/5102333)

3 1 2 1 3

**Asking Price** \$1,995,000

**View** Sun 1.30-2pm

**Clare Dower** 021 20 66 822

[clare.dower@bayleys.co.nz](mailto:clare.dower@bayleys.co.nz)

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

**OPEN HOME**



**Whitford** 378E Ara-Kotinga

**Lifestyle retreat with breath-taking views**

An opportunity to own this very special contemporary 326sqm home enjoying stunning views across a vast bush-lined valley, to the glistening water capturing both Rangitoto Island and city lights including the Sky Tower in the distance. Wake up to the beautiful sounds of our native birds, and marvel at these wonderful views captured from all key living spaces of this remarkable home. A retreat with clean lines, double glazing, and a substantial deck running the full length of the main living floor. This easy floorplan offers predominantly one level living featuring a modern kitchen fitted with gas, a butler's pantry, plus generous open-plan dining and lounge all with the admired Rangitoto as its backdrop.

[bayleys.co.nz/1852309](http://bayleys.co.nz/1852309)

2.0411<sub>ha</sub> 4 2 3

**Price by Negotiation**

**View** Sun 12-12.30pm or by appointment

**Natalie Harvey** 021 308 897

**Berwyn Moore** 021 185 6260

**Angela Rudling** 027 477 0176

BAYLEYS REAL ESTATE LTD, HOWICK, 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

# ARE YOU SELLING?

## ADVERTISE HERE FOR PREMIUM RESULTS

Call 021 026 14467  
or email [advertising@pctimes.co.nz](mailto:advertising@pctimes.co.nz)



# Pōhutukawa Coast & Country OPEN HOMES

OPEN HOMES (MORE ON P8) - SATURDAY 12 AUGUST & SUNDAY 13 AUGUST 2023

SATURDAY	SUNDAY	PRICE	ADDRESS	DESCRIPTION	OFFICE
11:00 - 11:30	11:00 - 11:30	\$1,495,000	17 Campbell Road, Maraetai	4 bedrooms, 2 bathrooms, swimming pool, sea views, 1062m <sup>2</sup> section	Barfoot & Thompson
	12:00 - 12:30	\$1,649,000	35 Constellation Avenue, Beachlands	7 bedrooms, 4 bathrooms, 3 lounges, 3 car garaging, approximately 331m <sup>2</sup>	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	\$1,549,000	2 George Coudrey Lane, Maraetai	5 bedrooms, 3 bathrooms, 3 lounges, 250m <sup>2</sup>	Barfoot & Thompson
	2:00 - 2:30	\$1,599,000	10 Harbourside Court, Beachlands	4 bedrooms, 2 bathrooms, 2 living areas, gorgeous gardens, approx 240m <sup>2</sup>	Barfoot & Thompson
	3:00 - 3:30	\$2,395,000	32 Intrepid Crescent, Beachlands	4 bedrooms, 3 bathrooms, 3 lounges, heated pool, approximately 377m <sup>2</sup> (including decks)	Barfoot & Thompson
	2:00 - 2:30	\$1,579,000	59 Jack Lachlan Drive, Beachlands	4 bedrooms, 2 bathrooms, 2 lounges, sea views, stunning kitchen, 2 1/2 years old	Barfoot & Thompson
	12:00 - 12:30	\$1,455,000	48 Karaka Road, Beachlands	3 bedrooms, 2 bathrooms, 2 living areas, sea views, 1/4 acre section	Barfoot & Thompson
2:00 - 2:30	2:00 - 2:30	Price By Negotiation	140 Maraetai Heights Road, Maraetai	2 bedrooms, 953m <sup>2</sup> 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 <sup>2</sup> floor area	Barfoot & Thompson
	1:00 - 1:30	Price By Negotiation	7 Matara Avenue, Maraetai	4 bedroom, 3 bathroom, 2 car garaging	Barfoot & Thompson
	1:00 - 1:30	Price By Negotiation	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 <sup>2</sup> , 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 <sup>2</sup>	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
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
1:00 - 1:30	1:00 - 1:30	Tender 24 August (Unless Sold Prior)	21 Bell Road, Beachlands	Home & Income. Main house 3 bedrooms, 2 bathrooms. Second house 2 bedrooms, 1 bathroom	Barfoot & Thompson
	11:00 - 11:30	Tender 17 August (Unless Sold Prior)	12 Tiffany Close, Totara Park	5 bedrooms, 3 bathrooms, 3 lounges, 3 car garaging, pool, 1.2 acres	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	Auction 29 August (Unless Sold Prior)	71 Carlton Crescent, Maraetai	3 bedrooms, 2 car garaging, 1270m <sup>2</sup> section	Barfoot & Thompson
	1:00 - 1:45	Price By Negotiation	15 Ridgeline Way, Whitford	4 bedrooms, 3 bathrooms, sleep out, 3810m <sup>2</sup>	Barfoot & Thompson
	1:00 - 1:45	Price By Negotiation	284 Whitford Park Road, Whitford	5 bedrooms, 3 bathrooms, 3 lounges, 4047m <sup>2</sup> , mature gardens	Barfoot & Thompson
	1:30 - 2:00	Price By Negotiation	44 Maraetai Heights Road, Maraetai Beach	3 bedrooms, 2 bathrooms, 3 car garaging	Bayleys
12:00 - 12:45		Price By Negotiation	60 Seventh View Avenue, Beachlands	4 bedrooms, 2 bathrooms, 4 car garaging	Bayleys
	12:00 - 12:30	\$2,750,000	378E Ara-Kotinga, Whitford	4 bedrooms, 3 bathrooms, 2 car garaging	Bayleys
4:00 - 4:30	4:00 - 4:30	Tender	38 Brownhill Road, Whitford	5 bedrooms, 3 bathrooms, 3 car garaging	Bayleys
	1:00 - 1:30	Price By Negotiation	30 Pine Harbour Parade, Beachlands	5 bedrooms, 3 bathrooms, 3 car garaging	Bayleys
11:45 - 12:15	11:45 - 12:15	Auction	12 Quarters Lane, Beachlands	4 bedrooms, 3 bathrooms, 1 car garaging	Bayleys
	11:15 - 11:45	\$779,000	1/6 Unga Place, Beachlands	Ground level unit in Pine Harbour with 2 bedrooms and 1 bathroom. Lock and leave lifestyle!	Ray White Beachlands
	11:15 - 11:45	\$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
12:00 - 12:30	12:00 - 12:30	Auction (Unless Sold Prior)	211 Jack Lachlan Drive, Beachlands	Beautiful 4 bedroom Jalcon built Townhouse in exclusive Pine Harbour location.	Ray White Beachlands
12:00 - 12:30	12:00 - 12:30	Auction (Unless Sold Prior)	2/2 Unga Place, Beachlands	Upper level unit in Pine Harbour with 2 bedrooms and 1 bathroom. Lock and leave lifestyle!	Ray White Beachlands
12:00 - 12:30	12:00 - 12:30	\$1,525,000	31 Doidge Street, Beachlands	Present All Offers! Fantastic family home, immaculately presented, discrete location.	Ray White Beachlands
12:45 - 1:15	12:45 - 1:15	Expressions of Interest	15 Atalanta Way, Beachlands	Beautiful large volume family home in the heart of Spinnaker Bay. Opulent and tasteful design	Ray White Beachlands
12:45 - 1:15	12:45 - 1:15	Set Date Sale	3 Valkyrie Lane, Beachlands	Spinnaker Bay at its best! Immaculate low maintenance 4 bedroom home, close to reserve	Ray White Beachlands
12:45 - 1:15	12:45 - 1:15	Auction (Unless Sold Prior)	19 Cadwill Drive, Beachlands	Fletcher Built home, brand new single level, 4 bedrooms - be the first owner!	Ray White Beachlands





# Pōhutukawa Coast & Country OPEN HOMES

OPEN HOMES (MORE ON P7) - SATURDAY 12 AUGUST & SUNDAY 13 AUGUST 2023

SATURDAY	SUNDAY	PRICE	ADDRESS	DESCRIPTION	OFFICE
1:30 - 2:00	1:30 - 2:00	Expressions of Interest	13 Matarā Avenue, Maraetai	Absolutely stunning new build home from Emphasis Homes. You won't be disappointed!	Ray White Beachlands
1:30 - 2:00	1:30 - 2:00	Price By Negotiation	15 Matarā Avenue, Maraetai	Absolutely stunning new build home from Emphasis Homes. You won't be disappointed!	Ray White Beachlands
1:30 - 2:00	1:30 - 2:00	Set Date Sale	43 Craig Road, Maraetai	Craig Road with a view! Tidy home on elevated site, north west orientation with the best outlook!	Ray White Beachlands
2:15 - 2:45	2:15 - 2:45	Auction (Unless Sold Prior)	22 Pony Park Place, Beachlands	Tucked away, large single level family home boasting absolute privacy, with excellent proximity to school	Ray White Beachlands
2:15 - 2:45	2:15 - 2:45	Auction (Unless Sold Prior)	21 Beachlands Road, Beachlands	Renovated and ready for you! Character family home, quarter acre section, mature garden setting	Ray White Beachlands



## 20 Karo Road, Beachlands

**By Negotiation**

**Viewing:** View section anytime or call Matthew or Ian to meet on-site

**20/20 VISION** If your vision is to design and build your own home, then you need to focus on this amazing building site. One of only a few sections left in the Beachlands area, that's actually for sale! With a near flat building platform, this 840m<sup>2</sup> section (mol) offers you panoramic views, great sunsets and a North West facing aspect for sunny living.

**Marketed By:**

Matthew Brown 027 549 4673

Ian Boswell 027 285 9314



## 211 Jack Lachlan Drive, Beachlands

**Auction 6:00pm 14 August 2023 (Unless Sold Prior)**

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

**SOPHISTICATION MEETS COMFORT** As you step inside, be welcomed by the elegance of American Oak flooring, gracefully extending from the entrance through to the kitchen and living areas. The ground floor boasts a well-appointed kitchen, a cozy living space, and a convenient powder room. What sets this townhouse apart is the versatility it offers - the option of a fourth bedroom for a growing family or a second living area to suit your unique needs. Upstairs, you'll find three spacious double bedrooms, one of which comes with its own ensuite for added convenience. Additionally, a well-designed main bathroom awaits to cater to your everyday needs. Step outside to the inviting outdoor area - a delightful space with a covered deck, featuring pull-down shade curtains for enhanced privacy. The combination of the flat grass area and paving ensures a low-maintenance outdoor retreat without compromising on the size or charm. Merely minutes away from Pine Harbour Marina, you'll have a wealth of amenities right at your doorstep.

**Marketed By:**

Brianne Bignell

021 400 979

OFFICE: 09 536 7011

Lighthouse Real Estate Ltd

- Licensed (REAA 2008)