

Pōhutukawa Coast & Country PROPERTY GUIDE

July 2025



14 Reliance Crescent, Spinnaker Bay, Beachlands

003 Open Home: Saturday and Sunday 1:00 - 1:30pm | Tender: 17 July 2025

"KIA ORA" Say hello to your new abode. Understated from the street, this cool, contemporary single level home will wow you the moment you step inside. The high ceilings and light filled interior draw you into this must see home. The heart of the house is the cool modern central kitchen with a large counter island. Both the open plan living area and the separate lounge open out to covered decking. The mature landscaping in the north facing fenced backyard is well established, picture framed by established hedges making it a private place to relax - and your artificial turf will stay green all year round, say goodbye to the lawnmower! The master suite complete with ensuite and extensive wardrobe space opens out to the north facing louvre covered deck while the 3 other double bedrooms are in their own separate wing. This modern low maintenance brick and weatherboard home enjoys double glazing and 2 heat pumps. At approximately 228m2 this immaculately presented home has a spacious layout with 4 bedrooms, 2 bathrooms, a separate office, 2 living areas, laundry room and double internal garage. Plus off-street parking space on your 700m2 (approx) section. Watch our Special Agents 003 video tour online.

Marketed By: Special Agents 003

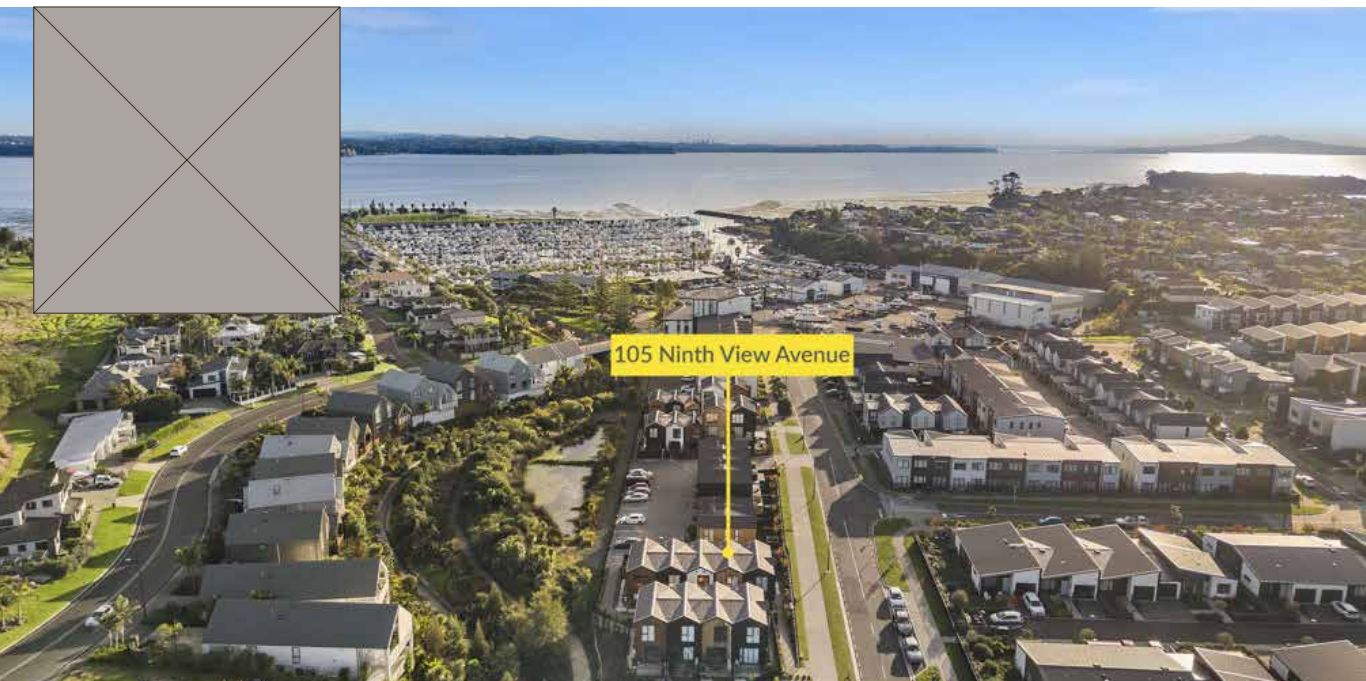
Ian Boswell 027 285 9314,

Nicolette Hale 027 702 9157,

Jenny Chandler 0204 000 2564

Clare Dower 021 206 6822

BARFOOT & THOMPSON



105 Ninth View Avenue

For Sale By Auction 4:00 pm 21 July 2025 (Unless Sold Prior) | **Open Saturday & Sunday 11:15-11:45am**

FREEHOLD, NEAR-NEW & EASY TO LOVE If you're seeking low-maintenance living with a coastal twist, this lock-up-and-leave gem delivers in style. Built by Mike Greer Homes just 12 months ago, this perfectly positioned, modern 2-bedroom apartment in the heart of Beachlands offers the ideal blend of comfort and convenience. Whether you're a busy professional, downsizer, first-home buyer, savvy investor or looking for a weekend retreat, this easy-care property is an exceptional find.

Key Features:

- Freehold title - no body corp fees
- 2 double bedrooms with built-in wardrobes
- Modern, well-appointed bathroom
- Private, low-maintenance courtyard and garden
- Open-plan kitchen, living & dining with seamless indoor-outdoor flow
- Off-street parking

Enjoy a short stroll to local cafés, shops, and the vibrant Pine Harbour Marina - with its daily ferry service to the CBD. With everything you need at your fingertips, life here is about simplicity, security, and style. Your easy-living lifestyle starts here.





CHOICE

A NEW STANDARD IN PROPERTY MANAGEMENT

YES! Letting activity is still very active. To achieve success in today’s rental market, deal with Ray White Beachlands - market leaders on the coast

LEASED IN JULY	LEASED IN JUNE	LEASED IN JUNE	LEASED IN JUNE	LEASED IN JUNE
				
LEASED IN JUNE	LEASED IN JUNE	LEASED IN JUNE	LEASED IN JUNE	LEASED IN JUNE
				
LEASED IN JUNE	LEASED IN MAY	LEASED IN MAY	LEASED IN MAY	LEASED IN MAY
				

What People Are Saying About Us - Check Out Our Google Reviews!

"We've just gone through the process of renting our house out with the team at Ray White and they have been an absolute pleasure to deal with. They work hard to understand your needs, assist with any work that needs doing and finding a good outcome for both tenants and landlords. I feel very confident that we've left our property in very capable hands and would recommend them to anyone." - Tim Grimley

"We are extremely satisfied with the exceptional service Tracey has provided as our property manager. Since she began managing our rental property, she has consistently gone above and beyond in keeping everything running smoothly. Tracey is always responsive and keeps us updated on any important matters. Her proactive approach and attention to detail have made managing our property stress-free. We are grateful for her dedication and highly recommend Tracey to any landlord looking for a reliable and trustworthy property manager." - Daria Butterer

"Ray White Beachlands is the go to for rental. We had Karen Leckner as our property manager when renting and she was professional, great communicator, very knowledgeable and actioned everything in a timely manner, whenever we had issues or concerns. Because of the amazing experience we have had with Karen it has definitely set the bar high. Ray White Beachlands overall team as well was always welcoming whenever I went in and again they've set the bar high with their clear communication of any issues such as water, branch closures over Xmas break which I wish all other agencies did." - Lina Higgins-Smith



Lindi Therond
HEAD OF PROPERTY
MANAGEMENT
021 104 2538



Tracey Royal
PROPERTY MANAGER
+ LETTING AGENT
021 400 297



Karen Leckner
PROPERTY MANAGER
+ LETTING AGENT
021 433 056



Elvera Smith
ADMIN SUPPORT
PROPERTY MANAGEMENT
09 536 7011



Angela Shearer
PERSONAL ASSISTANT
PROPERTY MANAGEMENT
09 536 7011



RayWhite

AUCTION

127 First View Avenue, Beachlands

Coastal Comfort with a Relaxed Family Vibe: Thoughtfully renovated and extended approximately ten years ago - offering the ideal mix of modern comfort and that laid-back coastal lifestyle Beachlands is famous for. The interior carries a fresh, coastal vibe, with light-filled spaces and a relaxed, family-friendly layout designed for everyday living. Low-maintenance, move-in ready, and perfectly suited for families, downsizers, or anyone wanting to soak up the relaxed lifestyle. It's light, bright, and absolutely passed the vibe!

rwbeachlands.co.nz/BCH31236

Lighthouse Real Estate Ltd Licensed (REAA 2008)

3 2 1 1012

Auction
The Shed @ Ray White Beachlands
4:00 pm 21 July 2025
(Unless Sold Prior)

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



Brianne Bignell
021 400 979
brianne.bignell@raywhite.com
CHAIRMAN'S ELITE
PERFORMER 24-25



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



RayWhite

AUCTION

107 Maraetai Drive, Maraetai

A Coastal Opportunity Waiting to Be Unlocked: This 2-bedroom, 1-bathroom home offers the perfect canvas for your dream coastal retreat. Whether you're a first-home buyer, savvy renovator, or investor, this property is brimming with potential. Yes, this home could use some love-but that's the beauty of it. With solid bones and a prime location, it's ready for you to make it your own. Renovate, refresh, and reimagine to add instant value and create the lifestyle you've been dreaming of. Opportunities like this don't come along often!

rwbeachlands.co.nz/BCH31323

Lighthouse Real Estate Ltd Licensed (REAA 2008)

2 1 1 1 809

Auction
The Shed @ Ray White Beachlands
4:00 pm 21 July 2025
(Unless Sold Prior)

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



Brianne Bignell
021 400 979
brianne.bignell@raywhite.com
CHAIRMAN'S ELITE
PERFORMER 24-25



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

May - June Sales

Signs of our success

**BARFOOT
THOMPSON &**
LICENSED REAA 2008
Beachlands
09 536 4990 • beachlands@barfoot.co.nz



SOLD

6 Araminta Pl
Beachlands



SOLD

46 Constellation Ave
Beachlands



SOLD

26 Mahutonga Ave
Beachlands



SOLD

27 Kahawairahi Dr
Beachlands



SOLD

24 Omana Heights Dr
Maraetai



SOLD

6 Keshvara Rd
Beachlands



SOLD

59 Interpid Cres
Beachlands



SOLD

8 Barmaree Ln
Beachlands



SOLD

80 Karaka Rd
Beachlands



SOLD

Lot 8: 1.877Ha

Lot 8, 11 Waikopua Rd
Whitford



SOLD

5a Waterford Way
Beachlands



SOLD

11 Shelly Bay Rd
Beachlands

VISIT OUR

Clevedon Meadows Sales Office

Our local team of experts will help bring your vision to life. Talk to us for a stress-free new home journey.

36 Kakano Street, Clevedon
Open Tues - Sun | 10am - 12pm

Signature Homes Botany & Manukau

Signature
HOMES



94 CLEVEDON MEADOWS,
CLEVEDON



4

2

1

2

House: 170m²
Section: 500m²

House & Land
From: \$1,237,515

0800 102 109



VISIT OUR EXCITING NEW SHOWHOME

2 Pureirei Drive, Clevedon

Open Sat & Sun 11.00am – 2.00pm

G.J. Gardner Homes are acknowledged for their innovative design concepts. Our designers are continually coming up with fresh ideas and creative living plans. Here's your chance to view some of their latest ideas incorporated into this stunning showhome.

If you're thinking of building and are looking for ideas and inspiration, make this your first step.

09 274 2082 / gjgardner.co.nz

G.J. Gardner. HOMES

Celebrating 18 years of property management, debt collection and admin



As we celebrate 18 years in business, I want to take a moment to reflect and share a message with both our valued clients and those who may be considering working with us.

To those who've been with us from the beginning — and to those who've joined us along the way — thank you for trusting us to look after your needs. And if we haven't met yet, I hope this message gives you a sense of who we are and what we stand for.

When I first started this business, my goal was simple: to help people protect what they've worked so hard to build. Whether it's through property management, debt collection or administration services, our business has always been built on a foundation of personal service, genuine care and open communication.

As a rental property owner myself, I know firsthand how important it is to have the right tenant, to be kept informed, and to know there's someone actively managing your investment — not just ticking boxes. That's the level of service I expect for my own properties, and it's the standard we hold ourselves to for every client we work with.

Today, I'm proud to say we've grown into a small but dedicated team that shares this vision. We believe in doing business the personal way, with clear communication and consistent follow-up. You'll never be left wondering where things are at.

As we mark this 18-year milestone, I'm reconnecting directly with our clients and introducing ourselves to those who may be looking for support in managing their property or recovering debts.

So, whether you're an existing client or someone looking for a team that truly has your back, we'd love to hear from you. If you want to chat about your property management, debt collection, or admin needs, please don't hesitate to reach out.

We remain committed to being a business that genuinely cares about the people we work with. Thank you for being part of our journey — and if we haven't worked together yet, we hope to connect soon.

Leanne Powley
Credit Control On Call

P 09 296 1333
M 021 134 6315
PO Box 72-597, Papakura 2244
E info@creditcontroloncall.co.nz
W www.creditcontroloncall.co.nz



ARE YOU SELLING?

ADVERTISE HERE FOR PREMIUM RESULTS



Are you a landlord looking for a local & reliable property manager?

We are locally owned and operated with a great team of professional, experienced property managers. We'll manage your property from start to finish and can assist with:

- Property viewings
- Finding the most suitable tenant for you
- Regular property inspections
- Organising tradesman or repair work
- Compliance follow up
- Collection of payments

Are you a tenant looking for a new property to rent?

Save yourself the time and hassle.

Call our experienced property management team today.

Send us your wish list and we will see how we can help find you a new place to call home.

We manage properties in the Auckland (South/East/West), Franklin and Waikato areas

Ph [09] 296 1333
Email info@creditcontroloncall.co.nz | Website www.creditcontroloncall.co.nz
Specialising in: Ledger Collection, Bad Debts and Rental Property Management

Call 021 026 14467 or email advertising@pctimes.co.nz



Pōhutukawa Coast & Country OPEN HOMES

OPEN HOMES - SATURDAY 12 JULY & SUNDAY 13 JULY 2025

SATURDAY	SUNDAY	PRICE	ADDRESS	DESCRIPTION	OFFICE
3:00 - 3:30		\$3,995,000	79 Whitford Park Road, Whitford	6 bedrooms, 4 bathrooms, 3 lounges, 3 car garaging, pool, over 450m2 on 4 acres	Barfoot & Thompson Beachlands
11:00 - 11:30		\$915,000	17 Gateway Avenue, Beachlands	2 bedroom, 2 bathroom townhouse, 5 minute walk to Pine Harbour Marina	Barfoot & Thompson Beachlands
	11:00 - 11:30	\$2,595,000	6 Pohutukawa Road, Beachlands	4 bedrooms, 4 bathrooms, 2 lounges, pool, 1/2 acre section, 6 car garaging	Barfoot & Thompson Beachlands
	2:00 - 2:30	\$2,249,000	21 Pine Harbour Parade, Beachlands	5 bedrooms, 3 bathrooms, 2 lounges, 3 car garaging, heated saltwater pool	Barfoot & Thompson Beachlands
	12:00 - 12:30	By Negotiation	40 Liberty Crescent, Spinnaker Bay, Beachlands	4 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging, bordering reserve	Barfoot & Thompson Beachlands
12:00 - 12:30		\$2,159,000	44 Liberty Crescent, Spinnaker Bay, Beachlands	4 bedrooms, 3 bathrooms, 2 lounges, 2 car garaging, pool, 888m2 section, sea views	Barfoot & Thompson Beachlands
3:00 - 3:30	3:00 - 3:30	\$1,349,000	27 Toomer Place, Beachlands	5 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging, over 700m2 section	Barfoot & Thompson Beachlands
11:00 - 11:30	11:00 - 11:30	\$1,695,000	57 Seventh View Avenue, Beachlands	5 bedrooms, 3 bathrooms, 2 lounges, single level modern double glazed home	Barfoot & Thompson Beachlands
12:00 - 12:30	12:00 - 12:30	Negotiation	101 Liberty Crescent, Beachlands	8 bedrooms, 6 bathrooms, 3 lounges, 3 car garaging, breathtaking views	Barfoot & Thompson Beachlands
12:00 - 12:30	12:00 - 12:30	\$1,479,000	20 Weatherly Drive, Spinnaker Bay, Beachlands	4 bedrooms, 2 bathrooms, 2 lounges, single level brick and tile home, north facing	Barfoot & Thompson Beachlands
2:00 - 2:30	2:00 - 2:30	Tender 17th July (unless sold prior)	10 Harbourside Court, Beachlands	4 bedrooms, 2 bathrooms, office, single level, rendered brick, new kitchen, double glazed	Barfoot & Thompson Beachlands
	3:00 - 3:30	\$4,195,000	671 Whitford-Maraetai Road, Beachlands	Modern over 400m2 home on 8 acres, 4 bedrooms, office, 2 lounges, swimming pool	Barfoot & Thompson Beachlands
2:00 - 2:30	2:00 - 2:30	\$1,895,000	36 Columbia Crescent, Spinnaker Bay, Beachlands	Over 330m2, 4 bedrooms, 3 bathrooms, 3 lounges, concrete block construction	Barfoot & Thompson Beachlands
1:00 - 1:30	1:00 - 1:30	\$1,295,000	3a Araminta Place, Beachlands	3 bedrooms, 2 bathrooms, renovated, double garage, new kitchen, new covered deck	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
2:00 - 2:30	2:00 - 2:30	By Negotiation	Lot 5, 11 Waikopua Road, Whitford	1.8992Ha, elevated position, lovely wide dea views, clear land (no native bush).	Barfoot & Thompson Beachlands
2:00 - 2:30	2:00 - 2:30	\$1,325,000	23 Waikopua Road, Whitford	1.4704Ha lot, elevated position with blend of approx 1 Ha of clear land.	Barfoot & Thompson Beachlands
1:00 - 1:30	1:00 - 1:30	By Negotiation	13 Angiangi Crescent, Beachlands	5 bedrooms, 4 bathrooms, 3 lounges, 2 car garaging, North facing	Barfoot & Thompson Beachlands
2:00 - 2:30	2:00 - 2:30	By Negotiation	36 Pine Harbour Parade, Beachlands	4 bedrooms, 3 bathrooms, 3 lounges, office, 2 car garaging, sea views	Barfoot & Thompson Beachlands
1:00 - 1:30	1:00 - 1:30	\$1,625,000	35 Te Puru Drive, Maraetai	4 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging	Barfoot & Thompson Beachlands
12:00 -12:30	12:00 -12:30	By Negotiation	155 Seventh View Avenue, Beachlands	4 bedrooms, 2 bathrooms, 2 lounges, double garage, double glazed, single level home	Barfoot & Thompson Beachlands
2:00 - 2:30	2:00 - 2:30	Tender 24th July (unless sold prior)	36 Doidge Street, Beachlands	4 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging, spa & heated saltwater pool	Barfoot & Thompson Beachlands
2:00 - 2:30	2:00 - 2:30	Tender 17th July (unless sold prior)	44 Karaka Road, Beachlands	4 bedrooms, 2 bathrooms, 2 lounges, flat 1/4 acre section, shed with 3-phase power.	Barfoot & Thompson Beachlands
11:00 - 11:30	11:00 - 11:30	Tender 17th July (unless sold prior)	7 Omana Beach Road, Maraetai	4 bedrooms, 4 bathrooms, 3 lounges, 504m2, prime position opposite Omana Beach	Barfoot & Thompson Beachlands
1:00 - 1:30	1:00 - 1:30	Tender 17th July (unless sold prior)	1 Defender Crescent, Spinnaker Bay, Beachlands	4 bedrooms, 2 bathrooms, 2 lounges, double garage, double glazed, brick & tile home	Barfoot & Thompson Beachlands
1:00 - 1:30	1:00 - 1:30	Tender 17th July (unless sold prior)	14 Reliance Crescent, Spinnaker Bay, Beachlands	4 bedrooms, office, 2 bathrooms, double glazed, north facing, single level modern home	Barfoot & Thompson Beachlands
2:00 -2:30		By Negotiation	92 Beachlands Road, Beachlands	3 bedrooms, 2 bathrooms, 2 lounges, double garage, sea views, quarter acre section	Barfoot & Thompson Beachlands
10:30 - 11:00	10:30 - 11:00	\$930,000	13 Gateway Avenue, Beachlands	Pine Harbour living at its best - immaculate 3 bedroom 2 bathroom townhouse	Ray White Beachlands
10:30 - 11:00	10:30 - 11:00	\$1,259,000	72 Beachlands Road, Beachlands	Motivated vendors - this wont last! Priced to sell in the heart of Beachlands	Ray White Beachlands
11:15 - 11:45	11:15 - 11:45	Auction (Unless Sold Prior)	127 First View Avenue, Beachlands	Stunning home in original Beachlands, single level, tastefully renovated. Be quick!	Ray White Beachlands
11:15 - 11:45	11:15 - 11:45	Auction (Unless Sold Prior)	105 Ninth View Avenue, Beachlands	Part of the most recent Mike Greer release in Pine Harbour, as new condition. Town house living at its best!	Ray White Beachlands
12 :00 - 12:30	12 :00 - 12:30	Auction (Unless Sold Prior)	100 First View Avenue, Beachlands	Just listed - qet in qucik to secure this original Beachlands location. Must be sold!	Ray White Beachlands
12 :00 - 12:30	12 :00 - 12:30	By Negotiation	298 Jack Lachlan Drive, Beachlands	Stunning Jalcon Town House with 4 bedrooms and two bathrooms, right on the border of Pine Harbour Marina	Ray White Beachlands
12:45 - 1:15	12:45 - 1:15	\$1,585,000	18 Lydiard Place, Beachlands	Immaculate single level Fletcher home, must be sold - be quick!	Ray White Beachlands
12:45 - 1:15	12:45 - 1:15	Set Date Sale (Unless Sold Prior)	6 Crossland Place, Maraetai	Stunning Omana Heights opportunity - magnificent family home in desirable location. Don't miss it!	Ray White Beachlands
1:30 - 2:00	1:30 - 2:00	Auction (Unless Sold Prior)	107 Maraetai Drive, Maraetai	Entry level opportunity in Maraetai. grab the chance to own before the market recovers!	Ray White Beachlands
1:30 - 2:00	1:30 - 2:00	By Negotiation	15 Te Pene Road, Maraetai	1 + 1 + 1 = Endless Possibilities! This one will get your mind going and your heart racing! What can YOU do with this uniqie real estate offering in the heart of Maraetai?	Ray White Beachlands
2:15 - 2:45	2:15 - 2:45	By Negotiation	12 Whawhaki Road, Beachlands	Superb family residence to treat the whole whanau, multiple living spaces and superior location	Ray White Beachlands
	2:15 - 2:45	By Negotiation	16 Matara Avenue, Maraetai	Designed for today, positioned for tomorrow. Large and modern 5 bedroom 3 bathroom home	Ray White Beachlands



Pōhutukawa
Coast & Country **OPEN HOMES**

OPEN HOMES - SATURDAY 12 JULY & SUNDAY 13 JULY 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



15 Te Pene Road, Maraetai

By Negotiation | Open Sunday 1:30 - 2:00pm

1 + 1 + 1 = ENDLESS POSSIBILITIES 15 Te Pene Road offers a truly unique opportunity in the heart of Maraetai. With three self-contained dwellings on one title, this property is ideal for first home buyers, investors, or those seeking multi-generational living with income potential. At the front, a charming weatherboard home features one bedroom, one bathroom, and a spacious open-plan kitchen, living, and dining area that opens onto a large, sun-drenched deck - perfect for relaxed coastal living. In the middle of the section is a modern sleepout with an open-plan bedroom and living space, a kitchenette, and bathroom - ideal for guests, extended family, or rental income. To the rear sits a large studio-style dwelling, complete with open-plan kitchen, dining, living, and bedroom zones, plus a full bathroom and garage space. This flexible layout opens the door to multiple living scenarios:

- Live in one and rent the other two
- Shared living for families or flatmates
- Ideal setup for work-from-home or Airbnb (subject to consent)

Located within walking distance to Maraetai School and Maraetai Beach, this property combines lifestyle with investment smarts.



Marketed By:

Brianne Bignell

021 400 979

OFFICE: 09 536 7011

Lighthouse Real Estate Ltd

- Licensed (REAA 2008)