

Pōhutukawa Coast & Country PROPERTY GUIDE

October 2024



144 Beachlands Road, Spinnaker Bay, Beachlands

Tenders: 4pm, Thursday 17th October | Open Homes Sat/Sun 1:00 - 1:30pm

HEBEL HARMONY

Spectacular views, Hebel (aerated concrete) exterior construction, double glazing and an in-ground swimming pool! It doesn't get much better than this. Built to last and set over 2 levels, this impressive home with a floor area of over 250m² (approx) offers luxury coastal living with the added bonus of 180 degree views over Spinnaker Bay, taking in Rangitoto Island and out to the Hauraki Gulf. A larger than life open plan living space and seamless flow between the main living, dining area, stylish designer kitchen with walk-in scullery all open out onto a covered outdoor entertaining area, perfect for all-weather barbecues and soaking up the sea views and the sun. On the ground floor is where you will find a separate second lounge area which opens out to the covered patio area and stunning swimming pool complex, set within the beautifully presented 903m² (approx) level north facing grounds. With its 4 double bedrooms, 2 bathrooms, powder room, double internal garaging, workshop and separate parking for your boat, the only thing missing... is you! Watch our Special Agents 003 video tour.

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



16 Pine Harbour Parade, Beachlands

Auction 6:00pm 21 October 2024 (Unless Sold Prior) | Open Homes Sat & Sun 1:30 - 2:00pm

Affordable Family Living

This immaculate 4-bedroom, 2-bathroom home with an additional study is the perfect family haven in a sought-after location. Constructed by Fletcher Living, this Aston Marsh brick and tile home combines quality craftsmanship with comfort, offering single-level living at its finest. This home boasts four spacious bedrooms, providing plenty of room for a growing family or accommodating guests. The two bathrooms, including a master ensuite, ensure ultimate convenience, while the additional study offers the ideal space for remote work.

Prime Location: Nestled in the heart of Beachlands, this home is only a short stroll from the Pine Harbour Marina, where the ferry offers a direct and stress-free commute to Auckland CBD. Enjoy the perfect balance of coastal living with city convenience! Whether you're looking for a peaceful lifestyle or a spacious family home, 16 Pine Harbour Parade ticks all the boxes. Don't miss your opportunity to live in this vibrant and scenic community.

Marketed By:

Brianne Bignell

021 400 979

OFFICE: 09 536 7011

Lighthouse Real Estate Ltd

- Licensed (REAA 2008)

Growth scarce across housing market – for now

- article supplied by **Quotable Value (QV)**

Spring has sprung, but our latest QV House Price Index shows the average home decreased in value nationally by 0.4% last month and by 1.6% in the September quarter – compared to a 0.5% monthly decline and a 2% quarterly decline in our August index. The national average is now \$901,920, which is just 0.3% higher than the same time last year.

The latest data also shows that home values have continued to slowly level out across much of the country in the September quarter, with the average three-month rolling rate of reduction slowing in Auckland (-1.7%), Christchurch (-0.8%), Hamilton (-1.2%), Dunedin (-0.8%) and most of the other main urban areas we monitor around the country.

The most notable exception was Wellington, where home values have reduced at twice the national average rate. The Wellington region's average home value has reduced by an average of 3.2% in the September quarter – a slightly higher rate of reduction than the 3% decline reported for the August quarter.

QV operations manager James Wilson commented: "Interest rates have started to come down now, so we're really starting to see sentiment shift across much of the country. There seems to be a spreading expectation that interest rates can only go one way, and so we're seeing more people at open homes, in auction rooms, and browsing for property online.

"And so it certainly seems like a general uplift in property values is now on the horizon, but despite growing confidence and optimism that we're through the worst of it, the conditions aren't yet conducive to growth. The cost of borrowing still remains relatively high, the cost of living is restrictive, and there are significant worries about job security – especially in Wellington."

Mr Wilson said high levels of stock for sale on the market today were also having a dampening effect on prices. "Generally speaking, those who are in a position to purchase still have a raft of different options to choose from right now, especially within the main centres. So there isn't so much pressure on prices currently, with more than enough houses for sale to meet the current level

of demand."

However, he expected that balance to slowly shift over the coming months – particularly if interest rates continue to fall. "All eyes will be on the Reserve Bank's October announcement. If the Official Cash Rate drops again, as many are expecting it to, it will reinforce the growing perception that now is a decent time to become reacquainted with the property market. A larger cut, like what we saw recently in the US, will only reinforce it even more."

"First-home buyers remain very much in the ascendancy right now, but we're already starting to see more investors coming out of the woodwork. This will ramp up the level of competition in the housing market and help to absorb some of that excess stock. Values will inevitably tighten again when prospective buyers aren't so spoilt for choice. That hasn't happened yet," Mr Wilson concluded.

Auckland

Green shoots of home value growth remain rare across Tāmaki Makau-

rau, despite a notable shift in sentiment following recent interest rate cuts.

Of Auckland's seven former local government areas, only Papakura (0.4%) experienced a small amount of home value growth on average this quarter. Otherwise, Franklin (-3.3%) saw the largest average decline and Rodney (-1.5%) saw the smallest.

However, the average rate of home value decline did slow across every Auckland district this quarter. Home values reduced by an average of 1.7% across the wider region – compared to a 2.8% decline average decline throughout the three months to the end of August.

The average value of a home in Auckland is now \$1,228,955, which is 2.6% lower than the same time last year and now 4.4% lower than at the start of 2024.

Local QV registered valuer Hugh Robson commented: "There are increasing signs that a slow recovery is underway now across the Auckland region, with more developers, investors and buyers in general, all out there looking to buy."

SIGNATURE HOMES BOTANY & MANUKAU

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PAERATA 278 Burt Road
Unlock the Potential

A stunning property offering the perfect blend of tranquillity and lifestyle living. Situated in a prime location, this property is in proximity to a new Catholic college and the thriving residential and commercial development of Drury township. Its status as an ideal landbank investment is further underscored by the nearby State Highway One on-ramp, offering convenience and accessibility to major routes. The property has also the potential to create another title as it comes under the Significant Ecological Areas Overlay. Enhancing the value of this property as a landbank investment.

This impressive Log Cabin 3-bedroom home boasts 2 bathrooms and resides on 6 hectares of rural land, providing an idyllic retreat from the hustle and bustle of city life. Step inside the internal log cabin and be greeted by a warm and inviting atmosphere. The spacious living areas where the log walls are the feature, offering a comfortable space to relax and entertain. The kitchen features are true to the houses characteristics, with ample storage, perfect for whipping up delicious meals for family and friends.

Outside, the property truly shines with its expansive grounds and picturesque ponds. Enjoy the serenity of nature as you wander through the lush gardens and bask in the beauty of the surrounding landscape. Privacy is paramount here, with a long driveway leading to the house ensuring seclusion from the road.



PRICE BY NEGOTIATION
Plus GST (if any)

VIEW
12.00-1.00pm, Tuesday 22 & Wednesday 30 October

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pggwre.co.nz/PUK39541



CLEVEDON 278 Clevedon Kawakawa Road
Large Land Holding

A 50 hectare plot of land is available in a highly sought after area of Clevedon. Features are a long boundary near the Wairoa River, with the flat contour rising gently up to the road. There are a number of building sites for that dream house that affords expansive rural views and north over the property towards the river and the Hauraki Gulf. Infrastructure includes an old dairy shed, cattle yards, implement/hay shed and water pump shed. The property is well divided into 24 paddocks with water supplied to troughs from a farm bore.

The farm includes two residential units, both are tenanted, positioned along the Clevedon Kawakawa Road, the site is only a short distance from the inner harbour of the Haruaki Gulf, and a few minutes drive from the Kawakawa Bay boat ramp. It also is only minutes from the Clevedon township and the Clevedon polo grounds. This prime location offers a unique blend of rural charm and proximity to local amenities. This combination of land size, location and existing structures presents a valuable opportunity for investment or development in a thriving community.



DEADLINE SALE Plus GST (if any)
(Unless Sold Prior)
Closes 4.00pm, Thursday 21 November

VIEW By Appointment Only

Adrian van Mil
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Richard Wright
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pggwre.co.nz/PUK40127



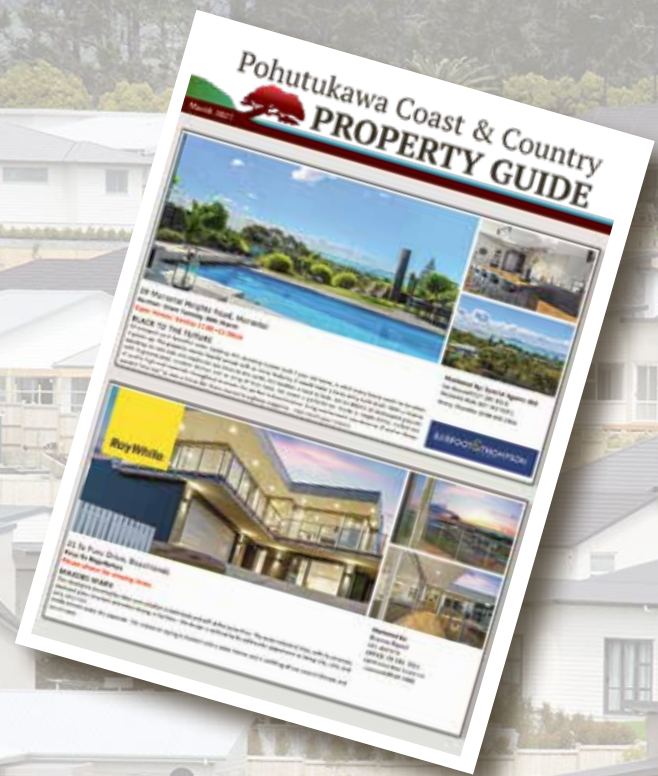
Sunkist Bay.

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on the house.



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NEW LISTING

MARAETAI

9 CARLTON CRESCENT



TENDER

4:00pm 23 Oct 2024 (unless sold prior)

VIEWING

Phone For Viewing Times

barfoot.co.nz/899506

Seas the View

Nestled in a highly sought-after street in Maraetai, this charming 90m² home offers a rare opportunity to embrace coastal living with up close panoramic views of the beach, Tamaki Strait, and Waiheke Island. With its classic Kiwi Bach vibe, this property is a blank canvas for those looking to add their personal touch.



Mike Deverell
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Nadine Bryant
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Beachlands
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NEW LISTING

MARAETAI

36 MARAETAI HEIGHTS ROAD



TENDER

4:00pm 23 Oct 2024 (unless sold prior)

VIEWING

Open Homes Sat 1:00 -1:30pm
Sun 1:00 -1:30pm

barfoot.co.nz/898677

Potential on Every Level

Elevated and uniquely positioned, this multi-level home offers panoramic views that stretch across the Tamaki Strait to the iconic backdrop of Waiheke Island. With a layout designed to suit family living, this multi-level residence presents endless potential for those seeking a coastal retreat with room to make it their own.



Mike Deverell
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Nadine Bryant
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AUCTION

15 Maraetai Heights Road, Maraetai

Picture yourself waking up to breathtaking, uninterrupted views of the stunning Pohutukawa Coast, where the blue horizon meets the sparkling sea. This is more than just a home; it's your private sanctuary perched above the world, offering a lifestyle most can only dream of. For the first time since 1988, this hidden treasure is available:

- Unique layout- 5 bedrooms, 2 bathrooms, 2 living areas, 2 kitchens & a double garage.
- Opportunity to unite both areas into a grand family home or capitalise on the potential for dual living or investment. The choice is yours!

rwbeachlands.co.nz/BCH31088

Lighthouse Real Estate Ltd Licensed (REAA 2008)

5 2 2 2 2 1148

Auction

On Site @ 15 Maraetai Heights Road
6:00 pm 23 October 2024
(Unless Sold Prior)

View

Saturday & Sunday
10:30 - 11:00 am



Brianne Bignell

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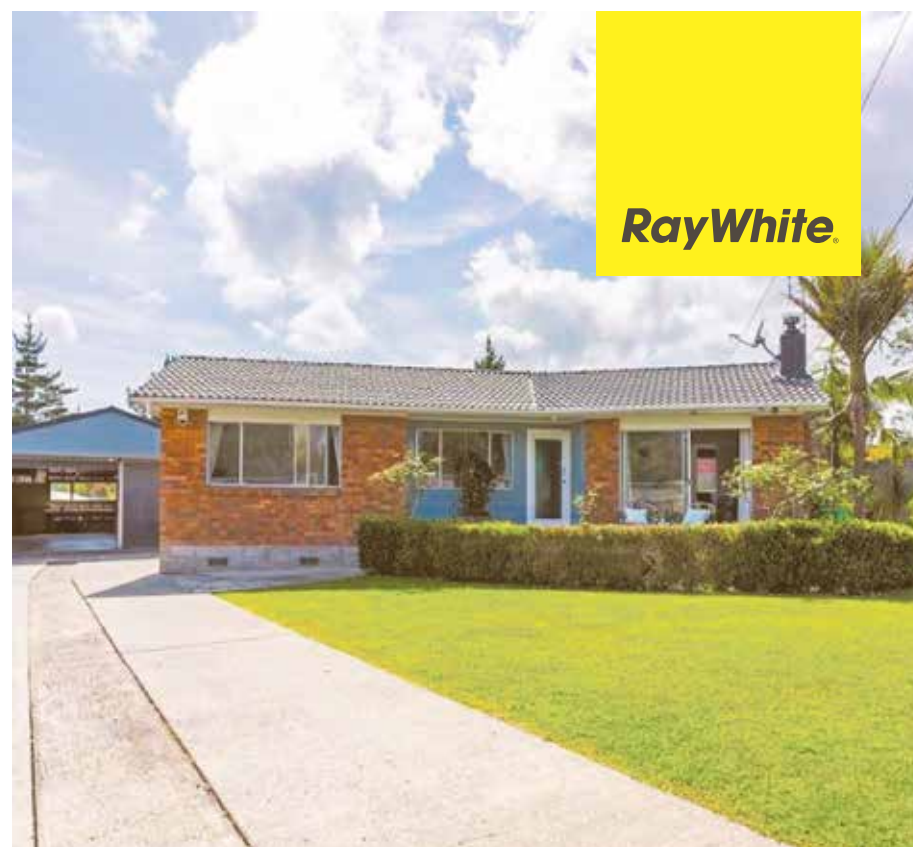
CHAIRMAN'S
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PERFORMER 20-23



Conor Duffy

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conor.duffy@raywhite.com

WHY WAIT?



AUCTION

44 Beachlands Road, Beachlands

Step into a world of possibilities with this charming 1970s brick and tile home, sitting proudly on a generous quarter-acre in the heart of Beachlands. Whether you're seeking a smart investment, your first home or a place to downsize, this home offers more than just a roof over your head-it's your gateway to a lifestyle rich in potential.

This residence is move-in ready and brimming with potential. This is the golden opportunity you've been searching for-seize it now!

rwbeachlands.co.nz/BCH31006

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3 1 1 2 1012

Auction

The Shed @ Ray White Beachlands
6:00 pm 21 October 2024
(Unless Sold Prior)

View

Saturday & Sunday
2:15 - 2:45 pm



Brianne Bignell

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PREMIER



Paula Kirkman

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WHY WAIT?



Pōhutukawa Coast & Country OPEN HOMES

OPEN HOMES - SATURDAY 12 OCTOBER & SUNDAY 13 OCTOBER 2024

SATURDAY	SUNDAY	PRICE	ADDRESS	DESCRIPTION	OFFICE
11:00 - 11:30		\$3,995,000	69 Potts Rd, Whitford	4 bedrooms, 2 bathroom, vegetable gardens and orchard, olive grove, over 5 acres	Barfoot & Thompson
12:00 - 12:30		\$1,799,000	20 Matara Avenue, Maraetai	4 bedrooms, 3 bathrooms, 2 lounges, triple garage, approximately 318m2	Barfoot & Thompson
	2:00 - 2:30	By Negotiation	12 Potts Road, Whitford	5 bedrooms, 4 bathrooms, 3 lounges, pool, 10.1840ha, barn, stables	Barfoot & Thompson
3:00 - 3:30	3:00 - 3:30	By Negotiation	45 Campbell Road, Maraetai	3 bedrooms, 1 bathroom, sea views, 1055m2 section	Barfoot & Thompson
2:00 - 2:30	2:00 - 2:30	\$1,595,000	6 Harbourside Court, Pine Harbour, Beachlands	5 bedrooms, 3 bathrooms, 2 living areas, double garage, approx 257m2	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	Tender 17th Oct (unless sold prior)	144 Beachlands Road, Spinnaker Bay, Beachlands	4 bedrooms, 2 bathrooms, 2 living areas, wide sea views, swimming pool, 903m2	Barfoot & Thompson
11:00 - 11:30		By Negotiation	17 Matara Avenue, Maraetai	4 bedrooms, 3 bathrooms, 2 lounges	Barfoot & Thompson
11:00 - 11:30		\$2,995,000	13 Puriri Road, Beachlands	3 bedrooms, 2 bathrooms, 2 car garaging, massive 2125m2 waterfront section	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	Tender (unless sold prior)	67 First View Avenue, Beachlands	4 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging, sea views	Barfoot & Thompson
12:00 - 12:30	12:00 - 12:30	For Sale	4 Coney Lane, Maraetai	4 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging, sea views, options to add minor dwelling	Barfoot & Thompson
11:00 - 11:30		\$1,269,000	8 Blakewell Place, Beachlands	3 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	Tender 16th Oct (unless sold prior)	31 Te Puru Drive, Maraetai	4 bedrooms, 3 bathrooms, 2 lounges, 2 car garaging	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	Tender 23th Oct (unless sold prior)	36 Maraetai Heights Road, Maraetai	4 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging, panoramic views	Barfoot & Thompson
12:00 - 12:30	12:00 - 12:30	\$1,585,000	11 Reliance Crescent, Spinnaker Bay, Beachlands	4 bedrooms, 2 bathrooms, open plan living, single level brick & tile, double glazed	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	Tender 31st Oct (unless sold prior)	17 Doidge Street, Beachlands	4 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging	Barfoot & Thompson
2:00 - 2:30	2:00 - 2:30	Tender 31st Oct (unless sold prior)	81 Seventh View Avenue, Beachlands	4 bedrooms, 2 bathrooms, 2 lounges, 3 car garaging	Barfoot & Thompson
10:30 - 11:00	10:30 - 11:00	Auction	15 Maraetai Heights Road, Maraetai	Available for the first time since 1988 - Maraetai's best-kept secrets. Unique layout offers incredible flexibility	Ray White Beachlands
10:30 - 11:00	10:30 - 11:00	\$1,880,000	257 Maraetai Drive, Maraetai Beach	Home & income on the beach! Ripe for renovation or redevelopment	Ray White Beachlands
11:15 - 11:45	11:15 - 11:45	By Negotiation	11A Araminta Place, Beachlands	7 bedroom, 4 bathroom, 2 car garage - extended family living	Ray White Beachlands
11:15 - 11:45	11:15 - 11:45	\$1,449,000	28 Toomer Place, Beachlands	Located in a quiet cul-de-sac in the highly desired suburb of Beachlands, this large property offers an opportunity for multi-generational families and investors alike	Ray White Beachlands
12:00 - 12:30	12:00 - 12:30	\$1,499,000	16 Atalanta Way, Beachlands	Luxurious 5 bedroom family home offers the perfect blend of stunning views and thoughtfully utilised spaces	Ray White Beachlands
12:00 - 12:30	12:00 - 12:30	\$1,330,000	8 Atalanta Way, Beachlands	Four bedroom home in sought-after Spinnaker Bay is the perfect entry-level into this well held location	Ray White Beachlands
12:45 - 1:15	12:45 - 1:15	Auction	42 Kaiawa Street, Beachlands	NEW LISTING - stunning 4 bedroom Fletcher Home in quiet cul-de-sac location	Ray White Beachlands
12:45 - 1:15	12:45 - 1:15	\$1,629,000	20 Kaiawa Street, Beachlands	Beautifully crafted four-bedroom home by Stonewood Homes that perfectly blends quality construction with modern design	Ray White Beachlands
1:30 - 2:00	1:30 - 2:00	Auction	16 Pine Harbour Parade, Beachlands	Immaculate 4-bedroom 2-bathroom home with study - the perfect family haven in a sought-after location	Ray White Beachlands
1:30 - 2:00	1:30 - 2:00	Auction	44 Beachlands Road, Beachlands	NEW LISTING - immaculate 3 bedroom home with full quarter acre section, centrally located in original Beachlands	Ray White Beachlands
2:15 - 2:45	2:15 - 2:45	\$1,637,000	51 Constellation Avenue, Beachlands	This stunning two-storey family home combines modern living with timeless charm. Solid brick and weatherboard offering the perfect blend of comfort, style, and convenience	Ray White Beachlands
2:45 - 3:15		By Negotiation	1/12 Masefield Street, Howick	Discover your coastal sanctuary, where the ultimate in summer living and entertaining awaits. This elevated gem boasts wide sea views that enhance the appeal. A magical home	Ray White Beachlands
3:00 - 3:30		By Negotiation	2/13 Paketai Lane, Beachlands	Modern, safe and sun-filled home in the heart of Pine Harbour has a great floor plan and clever design. Sought after location	Ray White Beachlands
	3:00 - 3:30	\$1,689,000	31 Karo Road, Beachlands	4 bedroom plus office, 2 bathroom, 2 car garage - STONEWOOD Home	Ray White Beachlands



Pōhutukawa Coast & Country OPEN HOMES

OPEN HOMES - SATURDAY 12 OCTOBER & SUNDAY 13 OCTOBER 2024 - SEE INSIDE BACK COVER



4 Coney Lane, Maraetai

For sale: By Negotiation | Open Homes Sat/Sun 12:00 - 12:30pm

If you've been looking for a home with excellent sea views, just a few hundred metres from the beach, double glazed and with options to add a minor dwelling then it's perfect timing! After two generations of the same family enjoying this 220m² home on 870m² of freehold land, it's time for another family to love it just as much. Positioned on the top of the northern slopes of Maraetai, with great sea views overlooking the Tamaki strait, and just a few hundred meters from one of Auckland's best beaches. Here you can enjoy the cafes, have a great meal at the boat club, or just take a stroll along the stunning coastal walkway, everyday here will feel like a holiday!

Marketed By: MKS - Matt Kath Stu

Matthew Brown 0275 494 673

Kathryn Morris 0274 863 488

Stuart Fitzpatrick 0276 680 287

BARFOOT & THOMPSON



51 Constellation Avenue

\$1,637,000 | Open Homes Sat/Sun 2:15 - 2:45pm

This stunning two-storey family home combines modern living with timeless charm. This solid brick and weatherboard residence offers the perfect blend of comfort, style, and convenience. Four spacious bedrooms, it is designed to accommodate the entire family. The master suite is a true retreat, featuring a luxurious walk-in wardrobe, ensuite, and a private balcony where you can enjoy delightful peeps of the sea. The home also features a multi-functional space with its own access that is separate from the main family living. It is currently used as a studio providing boarder income, however, it's also ideal for either an Air B&B, extended family living or work from home space - the opportunities are endless.

Recent upgrades by the vendors, including new flooring, fresh paint and beautifully landscaped gardens, make this home move-in ready! Imagine entertaining family and friends on the large wrap-around deck, perfect for summer BBQs or watching your children play safely on the expansive flat lawn. Positioned in a prime location, this home is close to the local dog park, sports fields and schools, providing unparalleled convenience for active families. Everything you need is just a short walk or drive away, making daily life effortlessly enjoyable.

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