

Pōhutukawa Coast & Country PROPERTY GUIDE

June 2025



8 Intrepid Crescent, Spinnaker Bay, Beachlands

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

DARE TO BE DIFFERENT! Making a striking impression on the northern slopes of Spinnaker Bay, on a 1159m2 section, is where you will find this rendered brick and concrete block 360m2 plus (mol) unique and exciting 5 bedroom coastal residence. This amazing home features soaring ceilings, exposed steel beams, and a vast open-plan living area that spans the entire width of the property with extensive floor-to-ceiling glass that bathes the home in natural light and enhances the feeling of spaciousness. Boasting triple car internal access garaging and plenty of off-street parking, there's also a separate 3.4m high custom built fourth internal access garage that's big enough for a boat or a mobile home. Whether it's the high vaulted ceiling lines, the inground swimming pool and outdoor entertainment area or the impressive 180 degree views capturing both sea and park views, this house provides exciting spaces that you will love to live within for many years to come. This property is selling by tender, so get your tender in soon, as who dares wins! 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



140 Maraetai Drive, Maraetai

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

ENTER THE VIEW Here is an opportunity you've been waiting for. Set on a substantial 954sqm (approx.) section, this elevated north facing property commands panoramic sea views and all-day sun. This 1950's renovated dwelling is a tidy and functional 2-bedroom, 1-bathroom home with open-plan living and generous windows that frame the sweeping sea views across the Hauraki Gulf - a rare asset that adds long-term value. Comfortable as-is, it offers immediate rental income or a foothold in a tightly held neighbourhood while you plan your next move. The location alone ensures lasting value. Just a short stroll from the beach, local primary school, shops and cafes, this is a coastal holding with serious upside and delivers a lifestyle that's hard to beat. Families will love the easy walk to school, professionals will appreciate the easy commute to the city via ferry, and astute buyers will recognise the scarcity of land like this so close to the coast. Set on the crest of Maraetai Drive, this entry level fully renovated Maraetai classic is here for the taking. Act now - come and view - this one will not last long.



Marketed By:

Brianne Bignell

021 400 979

OFFICE: 09 536 7011

Lighthouse Real Estate Ltd

- Licensed (REAA 2008)

What's on your wish list?

WE'VE GOT IT ALL.



23 Cadwil Dr
Beachlands



11 Waikopua Rd
Whitford



11 Kowaitau Ave
Beachlands



22 Motukaraka
Beachlands



Sections...



79 Whitford Park Rd
Whitford



21 Pine Harbour Pde
Beachlands



44 Liberty Cres
Beachlands



8 Intrepid Cres
Beachlands



Pools...



35 Te Puru Dr
Maraetai



120 Maraetai School Rd
Maraetai



38 Te Pene Rd
Maraetai



36 Pine Harbour Pde
Beachlands



Views...



27 Omana Heights Dr
Maraetai



6 Pohutukawa Rd
Beachlands



671 Whitford-Maraetai Rd
Beachlands



40 Liberty Cres
Beachlands



Outdoor living...

**BARFOOT
THOMPSON &**
LICENSED REAL ESTATE
Beachlands

Whether you're upsizing or downsizing, ready to move in and start living or looking to build your dream home, we've got a bit of everything.

Scan the QR code to view all of our current listings, or contact our office directly: 09 536 4990 - beachlands@barfoot.co.nz



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

Signature Homes Botany & Manukau
0800 102 109

NZ'S MOST
GUARANTEE
EXTENSIVE



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

We're free to appraise your property.



BARFOOT THOMPSON &
LICENSED REAA 2008

Beachlands
09 536 4990 • beachlands@barfoot.co.nz
42 Wakelin Road



SET DATE OF SALE

15 Te Pene Road, Maraetai

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. 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

rwbeachlands.co.nz/BCH31148
Lighthouse Real Estate Ltd Licensed (REAA 2008)

Set Date of Sale
Closes 4:00 pm 9 July 2025
(Unless Sold Prior)

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



Brianne Bignell
021 400 979
brianne.bignell@raywhite.com
CHAIRMAN'S ELITE
PERFORMER 21-25



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

3 3 4 1 809



AUCTION

32 Constellation Avenue, Beachlands

Light-Filled Living - A beautifully presented, single-level home offering comfort, space, and modern functionality in one of Beachlands' most sought-after streets. From the moment you arrive, the electric gate and tidy frontage set the tone for what's to come. Step inside and you'll be greeted by a light, bright interior, complemented by a brand-new kitchen and immaculate presentation throughout. This property is the perfect blend of modern convenience, family-friendly design, and future potential — all in a location just moments from local schools, shops, and the beach.

rwbeachlands.co.nz/BCH31017

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4 2 2 2 802

Auction
The Shed @ Ray White Beachlands
4:00 pm 30 June 2025
(Unless Sold Prior)

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



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Conor Duffy
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conor.duffy@raywhite.com



SET DATE OF SALE

298 Jack Lachlan Drive, Beachlands

Welcome to effortless coastal living in the heart of Pine Harbour. Built by Jalcon Homes just four years ago, this modern and light-filled home combines smart design with relaxed comfort—perfect for those seeking lifestyle, location, and low-maintenance living. Whether you're a first-home buyer looking to enter the market, a young family wanting to be near great schools, an executive couple after an easy ferry commute, or a downsizer seeking a lock-and-leave lifestyle, this home offers something for every stage of life. Investors will also appreciate the strong rental demand in this sought-after marina-side location.

rwbeachlands.co.nz/BCH31245

Lighthouse Real Estate Ltd Licensed (REAA 2008)

4 2 1 1

Set Date of Sale
Closes 4:00 pm 2 July 2025
(Unless Sold Prior)

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



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National average asking price for May 2025: \$864,348

Region	May-24	Mar-25	Apr-25	May-25	YoY	MoM
Auckland	\$1,056,957	\$1,035,602	\$1,028,735	\$1,027,439	-2.8% ▼	-0.1% ▼
Bay of Plenty	\$895,046	\$893,720	\$960,696	\$876,671	-2.1% ▼	-8.7% ▼
Canterbury	\$714,846	\$709,162	\$706,324	\$703,678	-1.6% ▼	-0.4% ▼
Central North Island	\$772,989	\$769,357	\$781,707	\$782,120	1.2% ▲	0.1% ▲
Central Otago / Lakes District	\$1,471,451	\$1,474,476	\$1,496,458	\$1,382,741	-6.0% ▼	-7.6% ▼
Coromandel	\$1,077,791	\$1,044,539	\$1,025,378	\$1,061,644	-1.5% ▼	3.5% ▲
Gisborne	\$677,517	\$538,059	\$733,651	\$634,604	-6.3% ▼	-13.5% ▼
Hawke's Bay	\$763,160	\$755,723	\$778,840	\$787,761	3.2% ▲	1.1% ▲
Manawatu / Whanganui	\$614,800	\$614,818	\$597,502	\$605,940	-1.4% ▼	1.4% ▲
Marlborough	\$765,707	\$748,388	\$779,551	\$765,348	0.0%	-1.8% ▼
Nelson & Bays	\$840,275	\$866,243	\$872,956	\$856,958	2.0% ▲	-1.8% ▼
Northland	\$820,840	\$804,760	\$836,952	\$850,725	3.6% ▲	1.6% ▲
Otago	\$601,306	\$625,105	\$627,649	\$645,788	7.4% ▲	2.9% ▲
Southland	\$530,027	\$533,523	\$530,115	\$564,291	6.5% ▲	6.4% ▲
Taranaki	\$668,742	\$678,558	\$687,343	\$756,271	13.1% ▲	10.0% ▲
Waikato	\$813,121	\$788,329	\$793,673	\$792,271	-2.6% ▼	-0.2% ▼
Wairarapa	\$744,341	\$735,679	\$733,693	\$747,349	0.4% ▲	1.9% ▲
Wellington	\$733,887	\$816,889	\$818,689	\$828,531	12.9% ▲	1.2% ▲
West Coast	\$548,478	\$490,258	\$462,623	\$494,855	-9.8% ▼	7.0% ▲
National	\$857,501	\$858,941	\$852,725	\$864,348	0.8% ▲	1.4% ▲



The average asking price is calculated by taking every residential listing's indicated asking price and dividing it by the total number of properties.

Asking prices for new listing calculated as seasonally adjusted prices using X13 ARIMA methodology.



Pōhutukawa Coast & Country OPEN HOMES

OPEN HOMES - SATURDAY 14 JUNE & SUNDAY 15 JUNE 2025					
SATURDAY	SUNDAY	PRICE	ADDRESS	DESCRIPTION	OFFICE
2:00 - 2:30		By Negotiation	11 Waikopua Road, Whitford	Lot 5 - 1.8992Ha Price By Neg, Lot 8 - 1.8775Ha Price By Neg	Barfoot & Thompson Beachlands
2:00 - 2:30	2:00 - 2:30	\$1,325,000	Lot 4, 11 Waikopua Road, Whitford	1.4704Ha lot, elevated position with blend of approx 1 Ha of clear land.	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	36 Pine Harbour Parade, Beachlands	4 bedrooms, 3 bathrooms, 3 lounges, office, 2 car garaging, sea views	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
1:00 - 1:30	1:00 - 1:30	By Negotiation	35 Te Puru Drive, Maraetai	4 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging	Barfoot & Thompson Beachlands
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	For Sale	5a Waterford Way, Beachlands	3 bedrooms, 2 bathrooms, 2 car garaging, 1,067m2 section	Barfoot & Thompson Beachlands
11:00 - 11:30		\$1,495,000	38 Te Pene Road, Maraetai	3 bedrooms, 2 bathrooms, panoramic sea views, walk to the beach	Barfoot & Thompson Beachlands
3:00 - 3:30		\$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
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	2:00 - 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	Barfoot & Thompson Beachlands
3:00 - 3:30	3:00 - 3:30	\$1,395,000	27 Toomer Place, Beachlands	5 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging, over 700m2 section	Barfoot & Thompson Beachlands
2:00 - 2:30	2:00 - 2:30	\$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	\$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
12:00 - 12:30	12:00 - 12:30	\$1,489,000	11 Shelly Bay Road, Beachlands	Renovated home on quarter acre section, 4 bedrooms, 2 bathrooms, double garage	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
1:00 - 1:30	1:00 - 1:30	Tender 19th June (unless sold prior)	8 Intrepid Crescent, Spinnaker Bay, Beachlands	Over 360m2 on 1159m2 section, 5 bedrooms, 2 bathrooms, triple garage + boat garage	Barfoot & Thompson Beachlands
1:00 - 1:30	1:00 - 1:30	\$1,995,000	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	Tender 11th June (unless sold prior)	3a Araminta Place, Beachlands	Renovated home with 3 bedrooms, 2 bathrooms with a double garage	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	\$1,450,000	33 Kaiawa Street, Beachlands	Easy living 4 bedroom, 2 bathroom Fletcher home, single level residence	Ray White Beachlands
11:15 - 11:45	11:15 - 11:45	By Negotiation	18 Lydiard Place, Beachlands	Immaculate single level Fletcher home, must be sold - be quick!	Ray White Beachlands
11:15 - 11:45	11:15 - 11:45	Set Date Sale - 2 July (unless sold prior)	298 Jack Lachlan Drive, Beachlands	Stunning Jalcon Town House with 4 bedrooms and two bathrooms, right on the boarder of Pine Harbour Marina	Ray White Beachlands
12 :00 - 12:30	12 :00 - 12:30	By Negotiation	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	Auction - 30 June (unless sold prior)	32 Constellation Avenue, Beachlands	Immaculate family home in sought after Spinnaker Bay, recent quality renovation - don't lift a finger, just move in and enjoy!	Ray White Beachlands
12:45 - 1:15	12:45 - 1:15	By Negotiation	27 Pinebrook Lane, Maraetai	Must be soldd! Magnificent 5 bedroom family home. Quality home build by reputable local builder	Ray White Beachlands
12:45 - 1:15	12:45 - 1:15	\$1,259,000	72 Beachlands Road, Beachlands	Motivated vendors - this wont last! Priced to sell in the heart of Beachlands	Ray White Beachlands
1:30 - 2:00	1:30 - 2:00	\$1,159,000	104 Beachlands Road, Beachlands	Renovated family home on the crest of Beachlands - great sea views	Ray White Beachlands
1:30 - 2:00	1:30 - 2:00	By Negotiation	140 Maraetai Drive, Maraetai	Set yourself up on the crest of Maraetai, with this neat and tidy entry level home with stunning views!	Ray White Beachlands
2:15 - 2:45	2:15 - 2:45	Set Date Sale - 9 July (unless sold prior)	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 unique real estate offering in the heart of Maraetai?	Ray White Beachlands



Pōhutukawa
Coast & Country **OPEN HOMES**

OPEN HOMES - SATURDAY 14 JUNE & SUNDAY 15 JUNE 2025 - SEE INSIDE BACK COVER



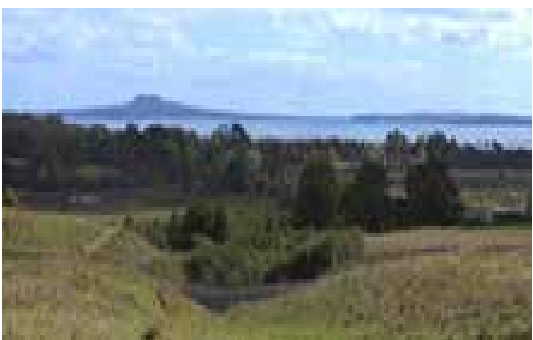
LOTS 4, 5 & 8 SUBDIVISION OF 11 WAIKOPUA RD, WHITFORD

OPEN HOMES (AGENTS ON SITE) SAT & SUN 2:00PM - 2:30PM

Available are 3 options: Lot 4: 1.47Ha (MOL) \$1,325,000 Lot 5 - 1.89Ha (MOL) \$1,425,000 and Lot 8 - 1.87Ha (MOL)

By Negotiation

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 contours and breathtaking sea views. Designed with your dreams in mind, each lot features a designated building platform, whether you envisage building a modest home, (minimum build size is 220m2) or a luxury retreat, the possibilities here are endless. All lots offer plenty of clear grazing land suitable for ponies and other lifestyle pets, with post and rail fencing already in place, just bring your builder and your imagination!



Marketed By: MKS - Matt Kath Stu

Matthew Brown 0275 494 673

Kathryn Morris 0274 863 488

Stuart Fitzpatrick 0276 680 287



33 Kaiawa Street, Beachlands

\$1,450,000 | Open Saturday & Sunday 10:30 - 11:00am

STEAL THE DEAL!!

Secure the Best Value Fletcher Living Home in Beachlands - Buy Now! Tucked away in a quiet, family-friendly cul-de-sac, this impeccably built Fletcher Living home combines modern style with everyday comfort and functionality. Step inside to a light-filled, open-plan living area where the contemporary kitchen takes centre stage-perfect for casual family dinners or entertaining guests in style. With four spacious bedrooms, including a master suite complete with a walk-in wardrobe and ensuite, there's plenty of room for the whole family to relax and recharge. Outside, the easy-care backyard is perfect for kids, pets, and summer BBQs-all set within the relaxed coastal vibe that Beachlands is known for. Enjoy nearby coastal walkways, Pine Harbour Marina, local cafés, and community amenities just minutes from your door. Whether you're upsizing, downsizing, or investing-this home is unbeatable at just \$1,450,000. Don't miss your chance to secure the best-priced Fletcher Living home on the market today.



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Brianne Bignell

021 400 979

OFFICE: 09 536 7011

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