

Pōhutukawa Coast & Country PROPERTY GUIDE

July 2023



32 Intrepid Crescent, Spinnaker Bay, Beachlands

Tender: 4pm Thursday 20th July

Open Homes: Saturday & Sunday 3:00 - 3:30pm

MIAMI NICE This contemporary residence makes a cool coastal statement with its impressive bespoke design, clean lines and extensive use of solid concrete and weatherboard in its construction. Throughout nearly all of the 370m² plus of floor space there is extensive underfloor heating, including the solid concrete upper level floor, which few homes have the luxury of experiencing! The stunning 10 metre long heated pool and private outdoor entertaining area is an integral part of the home's architectural design. Whether you are an avid swimmer who enjoys morning laps, or simply enjoy watching your kids play in the pool, it's just another cool feature that can be viewed from the full height, retractable glass doors that feature throughout much of the home's lower level. There's 4 spacious bedrooms, office, 3 bathrooms and 3 generous living areas along with a designer kitchen. 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



2/5 Paketai Lane, Beachlands

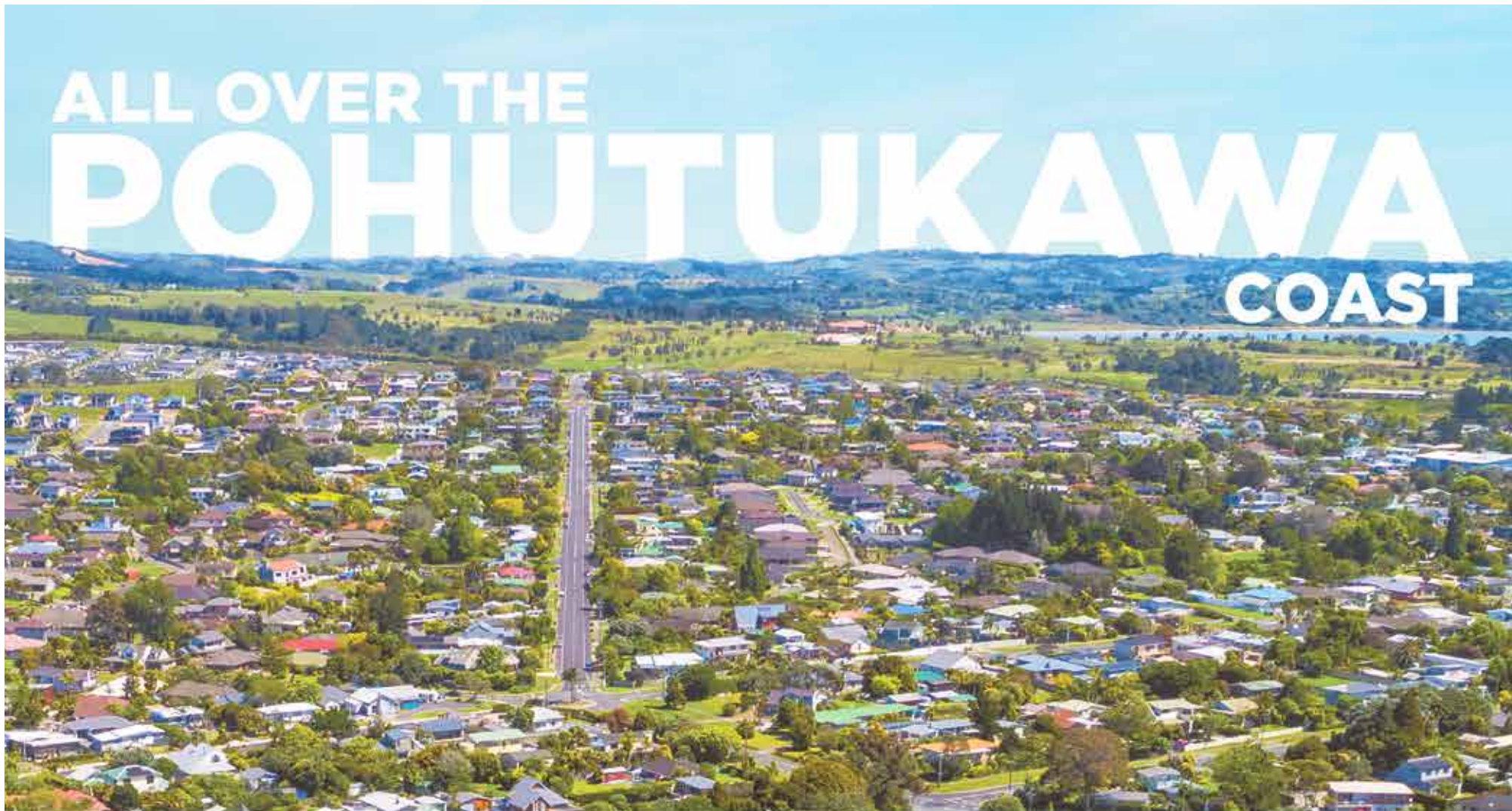
\$749,000

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

SEIZE YOUR COASTAL DREAM Our vendors are on the move and their home must be sold! Don't miss out on this incredible opportunity to secure your slice of paradise. Start your journey towards the perfect coastal lifestyle today! At 2/5 Paketai Lane, you'll experience the best of both worlds - a peaceful retreat surrounded by nature's beauty and the convenience of urban amenities. The property's rarity is matched only by its desirability, as homes like this seldom become available for sale. Located in Pine Harbour Marina, you'll enjoy the luxury of easy access to the ferry service, whisking you away to Auckland's CBD. Whether it's for work or leisure, this prime location ensures you're always well-connected to the vibrant energy of the city. Don't miss out on this exceptional chance to own a slice of paradise in a prime location. Act now and seize the opportunity to make 2/5 Paketai Lane, your new home. Your dream coastal lifestyle awaits!

Marketed By:

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



FOR SALE

44 Maraetai Heights Road, Maraetai
 Clare Dower
 021 206 6822

FOR SALE

126 Beachlands Road, Beachlands
 Angela Rudling Michael Chi Melissa Wright
 027 477 0176 021 886 363 021 181 1840

FOR SALE

5 Thistle Close, Beachlands
 Sue Tucker Alan Tucker Ethan Huo
 021 033 1882 032 991 639 021 148 1888

FOR SALE

30 Pine Harbour Parade, Beachlands
 Melissa Wright
 021 181 1840

SOLD

1/12 Unga Place, Beachlands
 Clare Dower
 021 206 6822

SOLD

9 Motukaraka Drive, Beachlands

SOLD

56 Weatherly Drive, Beachlands
 Angela Rudling Natalie Harvey
 027 477 0176 021 308 897

SOLD

7 Columbia Crescent, Beachlands
 Sue Tucker Alan Tucker
 021 033 1882 032 991 639

**Thinking of Selling?
 Spring is around the corner.
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Bayleys Beachlands 42 Wakelin Road | 09 536 6121 | beachlands@bayleys.co.nz | bayleys.co.nz/beachlands

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

Bayleys Howick 85 Picton Street | 09 535 5480 | howick@bayleys.co.nz | bayleys.co.nz/howick

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



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Auction

33B Bell Road, **Beachlands**

3 1 1 2 2 1183sqm

Bell of the Ball - Your dream home is waiting for you:

- Spacious open plan living, kitchen & dining area with a charming balcony with a large flat section.
- No detail has been overlooked in this thoughtfully designed home.
- Situated just a skip, hop & jump away from Beachlands Primary School, parks & stunning beaches.

Whether you're a first-time buyer entering the property market, a young family seeking a nurturing environment, or an investor looking for a lucrative opportunity, this home ticks all the boxes.

Opportunities like this are rare, so don't miss your chance to make this your forever home.

Auction
The Shed @ Ray White Beachlands
6:00 pm Monday 31 July 2023
(Unless Sold Prior)

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

Brianne Bignell
021 400 979
brianne.bignell@raywhite.com
ALAN WHITE
ELITE
PERFORMER 22-23

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

rwbeachlands.co.nz/BCH30585

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RayWhite.

For Sale

19 Toomer Place, **Beachlands**

4 1 1 2 2 728 sqm

Fresh Start - the perfect haven for growing families seeking comfort, convenience and a touch of coastal paradise.

- Nestled in a serene cul-de-sac, offering a peaceful and private retreat.
- Pine Harbour Marina, just a short stroll away.
- Solid construction ensures longevity and low-maintenance.

The current vendor has cherished this home for over 16 years, and now it's time for someone else to write their own story within these walls.

Don't miss this rare chance to secure a slice of Beachlands paradise and make your dreams come true.

For Sale
Asking Price \$1,279,000

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

Brianne Bignell
021 400 979
brianne.bignell@raywhite.com
ALAN WHITE
ELITE
PERFORMER 22-23

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

rwbeachlands.co.nz/BCH30549

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Beachlands
09 536 4990

BARFOOT & THOMPSON
LICENSED REAA 2008

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NEW LISTING

BEACHLANDS

19 PINE HARBOUR PARADE



FOR SALE
By Negotiation

VIEWING
Phone For Viewing Times

barfoot.co.nz/849391

FIND YOUR BIG BREAK

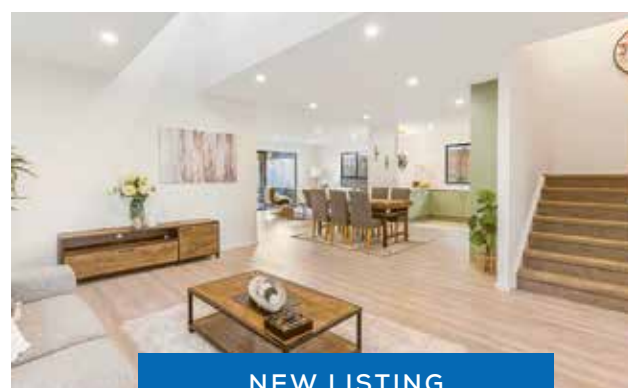
Take advantage of the opportunity to acquire this exquisite 5-bedroom family home located in the highly desirable Pine Harbour area in Beachlands. Featuring approximately 277m² of floor area, this home is ideal for larger families and also parents who work from home.



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



Kobus Steyn
022 350 2428
k.steyn@barfoot.co.nz



NEW LISTING

BEACHLANDS

13 ATALANTA WAY



FOR SALE
By Negotiation

VIEWING
Phone For Viewing Times

barfoot.co.nz/850110

LUXURY AND LOCATION

Ideally located in the sought-after Spinnaker Bay neighbourhood of Beachlands, this brand-new home presents a great opportunity for coastal living. Positioned on a peaceful street, this residence features five spacious double bedrooms, three well-appointed bathrooms (two ensuites), a practical study nook, and an inviting open-plan design that effortlessly integrates the living, dining, and kitchen spaces.



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



Kobus Steyn
022 350 2428
k.steyn@barfoot.co.nz



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Matthew Woodward | 021 024 51308

Angela Whiting | 021 818 500



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Downswing still in motion, as NZ property price falls accelerate in June

The market's downswing continues to roll on, albeit unpredictably, as property values across Aotearoa NZ weakened in June with the monthly rate of decline accelerating, down 1.2% compared to the 0.7% fall in May.

CoreLogic's House Price Index (HPI) shows the monthly decline was led by weaker figures in Auckland, down 3.0% for the month with four out of six of NZ's main centres recording larger falls in June.

The decline takes the national annual rate of change 10.6% below the same time last year, down from -10.2% in May.

CoreLogic NZ Head of Research Nick Goodall says the acceleration in falls illustrates the impact of such a long and strong rate hiking cycle as stretched mortgage affordability continues to constrain demand.

Goodall added that the latest data may be a speed bump for expectations the housing downturn may have already ended, though the variable results evident across the country are likely supportive of the argument that a housing market trough is not far away.

The nationwide average house value remains \$183,000 higher than the pre-COVID level in March 2020 but the fall from peak now exceeds \$130,000, illustrating just how strong the pandemic-induced growth upswing was.

"Rather than focus too much on the exact timing of the bottom of the market, we believe it's more about assessing the

key market drivers and recent changes in those drivers, when setting expectations of where the market is headed," Mr Goodall said.

"The flow of properties being listed for sale has been weak all year – tracking below each of the past three years. This, alongside property sales ticking higher, has meant the overall volume of properties on the market is reducing. Reduced supply, paired with high net migration, increased confidence, looser credit requirements (CCCFA and LVR) and near-peak mortgage interest rates, have supported demand and provided the setting for upcoming market change.

"Of course, in the same sense, we're not expecting a flood of demand to lead to a strong bounce back in prices by any means. Stretched affordability, due largely to still-high property values and high interest rates compared to recent history is likely to keep a lid on demand, which should lead to a much more stable and balanced market once the bottom is reached," he said.

According to the latest CoreLogic Housing Affordability report, more than 50% of the average household income is required to service an 80% LVR mortgage in NZ compared to 43% in Australia.

Mr Goodall said the only consistent trend for house prices in 2023 was the inconsistency, with the monthly rate of change regularly dipping and recovering in back-

to-back months.

In June, property values in Auckland fell 3%, while none of the other five main centres saw values shift by more than 0.6% either way. Christchurch had the largest increase over the month (0.3%), while Tauranga also saw values increase 0.1% in June, though values remain 3.4% down over the past three months.

Property values in Dunedin look to have effectively flattened out – three consecutive months of very little movement leaving the quarterly change at -0.4%. Similarly, Christchurch values have generally held relatively firm over the past three months (-0.5%), and are down 'only' 6.5% annually, making it the best performing main centre over the year.

Values continue to record modest falls in both Wellington (-0.6%) and Hamilton (-0.2%), but the rate of change appears to be moderating with Wellington in particular experiencing a significantly improved rate of change over the three-month measure. From June to September last year, property values in Wellington fell significantly, down 8.5%. In the latest three months (April to June) values have fallen only 1.4%.

Property values in Wellington have seen the greatest correction, when compared to the recent peak of the market, down 21.8% since the peak – a correction of almost \$250,000 on average.

The 5.1% fall in Auckland City (and 6.1% fall in Franklin) looks alarming, however

Mr Goodall stressed caution over judging a short-term measure in a volatile market.

"Auckland City had experienced a much more balanced market in the prior three months, tracking sideways (-0.1%) in what looked to be a consolidation period, which is also reflected in the annual rate of decline being the smallest of the Auckland areas (-10.8%)," he said.

"While caution should be taken with reading too much into a single month measure, it also shouldn't be ignored. This may be a sign of an increasing number of sellers being encouraged to accept a lower price after having their property on the market for a while, or could reflect a change in circumstance. Either way, we'll be watching future sales performance closely for any increased signs of vendor struggles".

There is weakness across the rest of Auckland with each area recording a fall in values of more than 3% over the past three months, with the Rodney District the only area to see minimal change over the month (-0.1%).

The average value of property in Waitakere (\$994,000) has fallen below \$1 million for the first time since March 2021, to now sit 19.0% below its peak – only slightly better than Papakura values, which have fallen 19.2% from peak.





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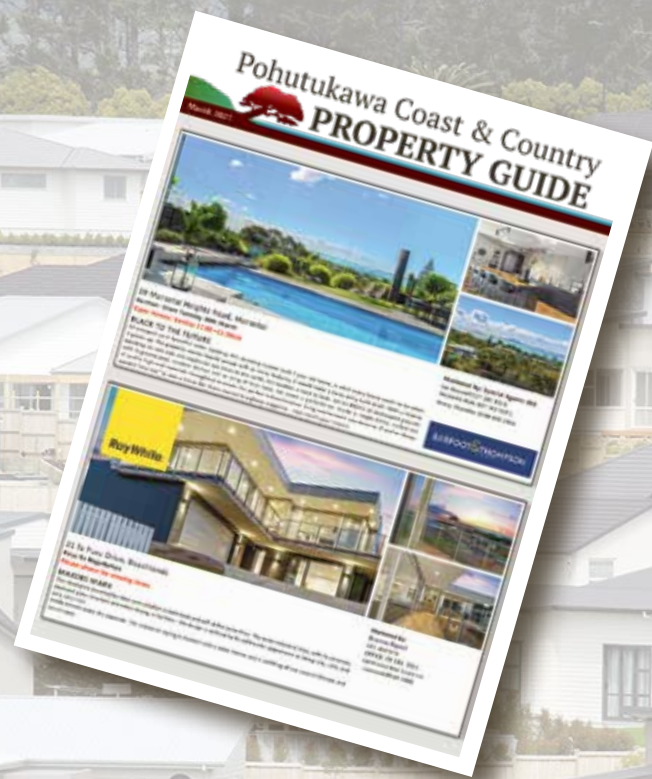
Wednesday - Friday 12:00pm to 2:00pm
Saturday - Sunday 12:00pm to 3:00pm



6 Francesco Drive, Karaka Harbourside

Steve Keller 021 737 997

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Pōhutukawa Coast & Country OPEN HOMES

OPEN HOMES - SATURDAY 15 JULY & SUNDAY 16 JULY 2023

SATURDAY	SUNDAY	PRICE	ADDRESS	DESCRIPTION	OFFICE
12:00 - 12:30	12:00 - 12:30	Price By Negotiation	13 Atalanta Way, Beachlands	5 bedrooms, 2 ensuite, 262m ² , sea views	Barfoot & Thompson
2:00 - 2:30	11:00 - 11:30	Price By Negotiation	17 Campbell Road, Maraetai	4 bedrooms, 2 bathrooms, swimming pool, sea views, 1062m ² section	Barfoot & Thompson
	12:00 - 12:30	\$1,695,000	35 Constellation Avenue, Beachlands	7 bedrooms, 4 bathrooms, 3 lounges, 3 car garaging, approximately 331m ²	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	\$1,549,000	2 George Couldrey Lane, Maraetai	5 bedrooms, 3 bathrooms, 3 lounges, 250m ²	Barfoot & Thompson
	2:00 - 2:30	\$1,599,000	10 Harbourside Court, Beachlands	4 bedrooms, 2 bathrooms, 2 living areas, gorgeous gardens, approx 240m ²	Barfoot & Thompson
3:00 - 3:30	3:00 - 3:30	Tender 20 July (unless sold prior)	32 Intrepid Crescent, Beachlands	4 bedrooms, 3 bathrooms, 3 lounges, heated swimming pool, approximately 377m ²	Barfoot & Thompson
10:30 - 11:30	10:30 - 11:30	Tender 20 July (unless sold prior)	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	12:00 - 12:30	\$1,476,000	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 ² 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 ² floor area	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	Price By Negotiation	9 Mataira Avenue, Maraetai	4 bedrooms, 3 bathrooms, 2 car garaging	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	\$1,595,000	123 Pine Harbour Parade, Beachlands	4 bedrooms, 2 bathrooms, office, 3 car garaging, approx 245m ² , new kitchen, new flooring	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 ² , 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 ²	Barfoot & Thompson
	2:00 - 2:30	\$895,000	34 Wakelin Road, Beachlands	2 Bedroom Home on 1012m ² Flat Section, Development Potential	Barfoot & Thompson
	1:00 - 1:30	\$2,095,000	26 Weatherly Drive, Spinnaker Bay	4 bedrooms, 3 bathrooms, 3 lounges, 3 car garaging, approx 310m ² , guest wing	Barfoot & Thompson
12:00 - 12:30	12:00 - 12:30	\$1,950,000	530 Whitford Road, Whitford	2 bedrooms, 2.4744Ha (more or less), building platform.	Barfoot & Thompson
	2:00 - 2:45	Price By Negotiation	15 Ridgeline Way, Whitford	5 bedrooms, 3 bathrooms, sleep out, 3810m ²	Barfoot & Thompson
	2:00 - 2:45	Price By Negotiation	284 Whitford Park Road, Whitford	5 bedrooms, 3 bathrooms, 3 lounges, 4047m ² , mature gardens	Barfoot & Thompson
	2:30 - 3:00	\$1,699,000	5 Thistle Close, Beachlands	4 bedrooms, 2 bathrooms, 2 car garaging	Bayleys
	2:00 - 2:30	Price By Negotiation	44 Maraetai Heights Road, Maraetai Beach	3 bedrooms, 2 bathrooms, 3 car garaging	Bayleys
	1:00 - 1:30	Price By Negotiation	60 Seventh View Avenue, Beachlands	4 bedrooms, 2 bathrooms, 4 car garaging	Bayleys
	2:00 - 2:30	Price By Negotiation	126 Beachlands Road, Beachlands	5 bedrooms, 3 bathrooms, 2 car garaging	Bayleys
	3:00 - 3:30	\$2,750,000	378E Ara-Kotinga, Whitford	4 bedrooms, 3 bathrooms, 2 car garaging	Bayleys
11:15 - 11:45		\$1,149,000	8 Toomer Place, Beachlands	Neat & tidy family home, 4 bedrooms, 2 levels, walking distance to parks and beach	Ray White Beachlands
11:15 - 11:45	11:15 - 11:45	Auction	33B Bell Road, Beachlands	Newly created title with neat and tidy 3 bedroom 2 bathroom single level home	Ray White Beachlands
12:00 - 12:30		Price By Negotiation	31 Doidge Street, Beachlands	Present All Offers! Fantastic family home, immaculately presented, discrete location.	Ray White Beachlands
12:00 - 12:30	12:00 - 12:30	\$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	\$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
12:45 - 1:15		\$1,465,000	3 Swordfish Place, Maraetai	Fantastic family home in discreet yet central Maraetai location	Ray White Beachlands
12:15 - 12:45	12:15 - 12:45	Price By Negotiation	28 Third View Avenue, Beachlands	Original Beachlands stunner! Beautifully renovated family home in the heart of Beachlands	Ray White Beachlands
12:45 - 1:15	12:45 - 1:15	\$1,279,000	19 Toomer Place, Beachlands	Exceptionally tidy 4 bedroom 2 bathroom two level family home with double internal access garage	Ray White Beachlands
1:30 - 2:00	1:30 - 2:00	\$2,299,000	43 Karo Road, Beachlands	Palacial home totalling 7 bedrooms and 4 bathrooms, centrally located	Ray White Beachlands



Pōhutukawa Coast & Country OPEN HOMES

OPEN HOMES - SATURDAY 15 JULY & SUNDAY 16 JULY 2023 - SEE INSIDE BACK COVER



2 George Couldrey Lane, Maraetai

\$1,549,000

Open Homes: Saturday & Sunday 1:00 - 1:30pm

Custom designed for extended family needs, this brand new and stylish 5 bedroom 3 bathroom home, enjoys a very peaceful location with a lovely rural outlook in one of Maraetai's newest subdivisions.

If you are needing a home that offers all the family their own space for enjoyment, then you really need to view this very well appointed home. The 2 bedroom guest wing is a real bonus - ideal for the teenagers retreat, elderly parents, long staying guests, or maybe you're looking for work from home options?

Marketed By: MKS - Matt Kath Stu & Munish

Matthew Brown 0275 494 673

Kathryn Morris 0274 863 488

Stuart Fitzpatrick 0276 680 287

Munish Seth 021 686 474

BARFOOT & THOMPSON
RE/MAX



1/6 Unga Place, Beachlands

\$779,000

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

COASTAL BLISS BECKONS If you're in the market for an affordable and spacious property that offers cash flow potential, then look no further. Discover the epitome of modern living in the heart of Beachlands with 1/6 Unga Place. This stunning home, crafted by Mike Greer Homes, offers an unparalleled blend of style, convenience and coastal charm. With its prime location in Pine Harbour, you'll enjoy a vibrant community and breathtaking surroundings, all just steps away from local restaurants and the ferry service that seamlessly connects you to Auckland's bustling CBD.

Marketed By:

Brianne Bignell

021 400 979

OFFICE: 09 536 7011

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