

Pōhutukawa Coast & Country PROPERTY GUIDE

April 2023



48 Karaka Road, Beachlands

By Negotiation

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

SITTING PRETTY This beautifully presented, meticulously maintained home is ready to be yours! Set on a sunny, north facing, elevated quarter acre section there's a ton of "fully fenced space" for you and the family to enjoy. A bonus is a separate parking space for your boat or motorhome. There's 2 separate lounges, 3 double bedrooms, 2 bathrooms, nicely appointed open plan kitchen and dining. Set over 2 levels with sunny decks off both the living spaces, it's the perfect set-up to sit back, relax and take in the wide sea views and beautiful landscaped gardens. Low maintenance modern construction means more free time to enjoy our coastal lifestyle. Good off street parking and stand-alone garaging. Watch our 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



63 Eighth View Avenue, Beachlands

Auction: Monday 1st May (Unless Sold Prior)

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

TOO EASY Bright and breezy, and very easy on the eye, it will be an instant "YES!" from the whole family as soon as you cross the threshold. Crafted by one of Beachlands' renowned local builders, this one owner property presents in as new condition. Full to the brim with quality fixtures and chattels and with its layout spread out perfectly for family living, this single level stunner will have you beaming with excitement. A total of three bathrooms are contained within the home, by way of a full family set up central to its bedroom accommodation, with a further two ensuites enabling the choice of master suites, depending on your preferences. Gaze out in absolute viewing pleasure as sunsets beam toward you, reflecting off the water as it cascades into the backyard and inside, flooding the open plan kitchen and living with days end warmth. Making the call to proceed on this one will be the easiest decision you'll make this year. Go for it!

Marketed By:

Paula Kirkman

021 0290 8007

OFFICE: 09 536 7011

Lighthouse Real Estate Ltd

- Licensed (REAA 2008)



Beachlands 56 Weatherly Drive

Seaside luxury living

A rare opportunity to view this stunning near new designer, one level coastal Cape Cod style luxury masterpiece built in 2017. Be impressed as you experience a quality of build rarely undertaken and seldom available to the market. Boasting location, position and a feeling of tranquillity the minute you step through the front entranceway. Architecturally noteworthy designed by Mark Wilson's award winning team from MDS, complimented by immaculately manicured grounds thoughtfully designed by Robin Shafer with a fabulous inground swimming pool.

Please contact us now to arrange a private viewing as this opportunity will not be here for long.

bayleys.co.nz/1852262

4 2 2 2

Tender (unless sold prior)
Closing 4pm, Thursday 25th May 2023
85 Picton Street, Howick, Auckland
Phone for viewing times
Angela Rudling 027 477 0176
Natalie Harvey 021 308 897
BAYLEYS REAL ESTATE LTD, HOWICK, LICENSED UNDER THE REA ACT 2008

NEW LISTING



Eastern Beach 2A The Esplanade

Often sought, seldom found

Epitomising everything that's desirable in real estate – a prime location, top school zones and a tantalizingly close sea view, all from single level living! This immaculate home has a stunning kitchen with walk in pantry and open plan living to quality kwila decking with built in seating, mature hedging and privacy fencing. You can literally sit back and hear the waves gently lapping at the shore. There are three spacious bedrooms (master with ensuite) a family bathroom and double internal entry garage. In zone for Bucklands Beach Primary and Intermediate Schools and sought after Macleans College and so handy to amenities including Half Moon Bay Marina with shops, restaurants and ferry service to the CBD. Offering the ultimate in low maintenance living so you can celebrate life at the beach every day. Viewing essential to appreciate this single level absolute waterfront experience.

bayleys.co.nz/1852310

3 1 2 2

Auction (unless sold prior) 2pm, Tue 9 May 2023
85 Picton Street, Howick, Auckland
View Sat/Sun 2-2.30pm
Clare Dower 021 20 66 822
Kristina Liu 021 195 4442
Peter Sullivan 021 733 278
BAYLEYS REAL ESTATE LTD, BEACHLANDS, LICENSED UNDER THE REA ACT 2008
BAYLEYS REAL ESTATE LTD, COUNTRIES, LICENSED UNDER THE REA ACT 2008

AIRPOINTS WINNER ANNOUNCED



The opening of the Bayleys Beachlands office in January seems like only yesterday for the team involved in the companies newest office. Bayleys has been operating in Beachlands, Maraetai and Whitford for many years from the Bayleys Howick office, which is loosely considered the Home of the nationwide company. Bayleys was established by Graham Bayley 50 years ago from his home in Pakuranga. The opening of the Beachlands office was very welcome to a number of the Bayleys team that not only have been operating in the area for quite some time, but live in the suburb. The office has allowed the team to boast that they truly are local and now that the office is there, it completes the picture for them and their clients. The convenience of the local office brings a lot of efficiency too, with all they need, in the heart of the Wakelin Road.

In the three months since the opening of the office, the team have been flat out listing new properties in what seems to be a market with a renewed vigour after a generally difficult year in 2022. From a modest start, there are now 14 listings in the local area with more on their way.

As part of the opening, the branch had an appraisal incentive of going in a draw to win \$5,000 Airpoints. We are delighted to announce the winner is Angela Hill of 56 Weatherly Drive, Beachlands. We wish them a great holiday with the winnings! The property has just launched as for sale by tender and the property ad is featured in this property insert.

Please get in touch with the any of the team if you would like an up to date appraisal of your home. This is a free, no-obligation service and one of the team will be very pleased to meet you.

Bayleys Beachlands 1/42 Wakelin Road, Beachlands
09 536 6121 | beachlands@bayleys.co.nz

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



ALTOGETHER BETTER

Residential / Commercial / Rural / Property Services



Auction

115 Pine Harbour Parade, **Beachlands**

5 1 2 3 3 866sqm

Grand Home For A Grand Family:

- A gourmet kitchen with loads of space.
- Combined dining & family room with a separate lounge with great flow to the tropical oasis patio.
- Walking distance to Pine Harbour Marina and Green Bay Reserve, making a desirable location for a family friendly lifestyle.

Delivering quality and location for a multitude of buyers, where you can extend first-class hospitality with plenty of room for extended family in this excellently presented approximately 280sqm two-level home.

Contact Team Brie for more information.

Auction

The Shed @ Ray White Beachlands
6:00pm Monday 1 May 2023
(Unless Sold Prior)

View

Saturday & Sunday
1:00 - 1:30pm

Brianne Bignell

021 400 979
brianne.bignell@raywhite.com
PREMIER
MEMBER 22-23

Sam Vo

021 179 4905
sam.vo@raywhite.com

rwbeachlands.co.nz/BCH30510

Lighthouse Real Estate Ltd Licensed (REAA 2008)



Set Date of Sale

102 Fitzpatrick Road, **Brookby**

4 1 2 1 2 4903sqm

Nature's Inspiration - Framed by farmland and bush, this simply superb replica character home will blow you away.

Built in 2007, this property is nothing short of an inspiration. A true testament to its careful, loving owners whose recent updates inside and out only adds to its appeal.

With sprawled-out relaxing areas, enclosures and decks, it enjoys a stunning outlook.

Modern styles with touches of classic, set this home apart from the norm. The combined living & dining area flows seamlessly out to the large hardwood north facing deck which leads to the secure backyard. This is a home that will capture your imagination.

Set Date of Sale

Closes 4:00pm 11 May 2023
(Unless Sold Prior)

View

Saturday & Sunday
2:00 - 2:45 pm

Elise Obern

021 182 5939
elise.obern@raywhite.com

Cassandra Opie

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

rwbeachlands.co.nz/BCH30517

Lighthouse Real Estate Ltd Licensed (REAA 2008)



Do what you love, love where you do it!

Join the Pohutukawa Coast's #1 sales team, and step up your career

Perhaps you're already an established salesperson, or maybe you are looking for a change. Either way, come and have a chat with us at Barfoot & Thompson Beachlands, because we're looking for outstanding people to join our team. Benefits include:

- Unlimited earning potential; we have one of the best uncapped commission payment scales in the market.
- Grow your expertise: no-cost training, professional mentoring and continuous upskilling come as part of the package.
- Support you can trust: proudly family-owned and operated since 1923, Barfoot & Thompson is Auckland's biggest and most trusted brand, selling one in every three properties across the region.*

Want to find out more? Let's chat!

*Based on total Barfoot & Thompson written sales across Auckland between 2021 - 2022 and independent industry market data.



Daniel Wei

BRANCH MANAGER

021 267 8027

dwei@barfoot.co.nz

BARFOOT & THOMPSON
LICENSED REAA 2008

Beachlands

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

Easter Joy! Colouring Contest a Colourful Success



1st James 8yrs



2nd Tessa 8yrs



3rd Jaxon 10yrs



1st Grace 6yrs



2nd Tyler 6yrs



3rd Issac 2yrs

Our Easter colouring contest was a huge success! We received a fantastic response with 20+ entries from budding young artists in the community. It was awesome to see the kids coming in throughout the week, eager to drop off their entries.

After a lot of deliberation, six winners were chosen (1st 2nd and 3rd place in the under 6 category and 7-12 category). Congratulations to our winners, and we hope you enjoy your well-deserved prizes! It was great to engage with the community in such a fun way, and we can't wait for our next event.

Thanks to Anya from our Property Management team for putting this all together!



Anya Petrova

M 027 839 7101

E a.petrova@barfoot.co.nz



Richel Barlow

M 027 265 2933

E r.barlow@barfoot.co.nz

LICENSED REAA 2008
BARFOOT & THOMPSON
PROPERTY MANAGEMENT



Beachlands 60 Seventh View Avenue

Future proof living

This stunning property was designed as a forever home. Perfect for families with young children with the level north-facing back garden in full eye-sight from the kitchen/dining and living room. Perfect for busy executives wanting a low maintenance, lock up and leave lifestyle with room for the boat or motorhome. Perfect for retirees with single level living inside and out and designed for wheelchair access. And, if you want to add a pool, it's perfect for that that too!

bayleys.co.nz/1852263

4 2 2 2 4

Price by Negotiation
View Sat 12-12.30pm
Clare Dower 021 20 66 822
clare.dower@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, BEACHLANDS, LICENSED REAA 2008



Mellons Bay 2/75 Marine Parade

Freehold section in Macleans zone!

Located on sought-after Marine Parade, in the desirable sea-side suburb of Mellons Bay, this prime land is ready for you to build your brand new dream home on.

The property comprises a 405sqm (mol) serviced freehold section of near-flat land, with a wide shared driveway. If you are looking for some of Auckland's most highly regarded schools, this section is in zone for Macleans College, together with Mellons Bay primary school an easy walk away.

bayleys.co.nz/1852291

405sqm

Price by Negotiation
View by appointment
Clare Dower 021 20 66 822
clare.dower@bayleys.co.nz
Curtis Mountfort 027 276 4775
curtis.mountfort@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, BEACHLANDS, LICENSED REAA 2008
 BAYLEYS REAL ESTATE LTD, HOWICK, LICENSED REAA 2008



4 2 2 2 252m² 898m²



Floor Plan © G.J. Gardner Homes 2023

LAST CHANCE IN CLEVEDON

4 Tuawa Lane, Clevedon
 from \$1,850,000*

An outstanding location for your next home in a highly desirable subdivision on Monument Road.

Build this fabulous home design on a large 898m² site that offers peace, tranquillity and open spaces or work with us to create your own custom design.

Only a two minute drive to Clevedon Primary School and village centre.

***Price indication only and includes land.**
 Some conditions may apply. Subject to availability. Price current as at 24/03/2023.
 Images are artist's impression only.



09 274 2082 / gjgardner.co.nz

G.J. Gardner. HOMES

Secure your new home at

The Vines, Clevedon



Build your new lifestyle in Clevedon

The Vines is an exclusive nine-lot subdivision, with section sizes ranging from 526m² to 550m². Build your dream home for a fixed price in this boutique development, with covenants to protect your investment.

Titles are out now, contact Signature Homes Botany & Manukau to secure your spot!

Matthew Woodward | 021 024 51308

Angela Whiting | 021 818 500



Pohutukawa
Coast & Country

OPEN HOMES

OPEN HOMES (MORE ON P8) - SATURDAY 22 APRIL & SUNDAY 23 APRIL 2023

SATURDAY	SUNDAY	PRICE	ADDRESS	DESCRIPTION	OFFICE
	2:00 - 2:30	\$1,249,000	53 Beachlands Rd, Beachlands	5 bedrooms, 3 bathrooms, 2 lounges, 1/4 acre section	Barfoot & Thompson
3:00 - 3:30	3:00 - 3:30	By Negotiation	34 First View Avenue, Beachlands	3 bedrooms, 3 car garaging, sea views.	Barfoot & Thompson
1:00 - 1:30		\$1,539,000	11 Columbia Crescent, Spinnaker Bay	4 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging	Barfoot & Thompson
2:00 - 2:30		\$1,545,000	20 Columbia Crescent, Spinnaker Bay	4 bedrooms, 2 bathrooms, sea views, 2 car garaging	Barfoot & Thompson
12:00 - 12:30	12:00 - 12:30	Auction	48 Karaka Road, Beachlands	3 bedrooms, workshop, sea views	Barfoot & Thompson
12:00 - 12:30	12:00 - 12:30	By Negotiation	83 Third View Avenue, Beachlands	2 bedrooms, 2 car garaging, 1/4 acre section	Barfoot & Thompson
	Open By Appt.	By Negotiation	16 Lydiard Place, Beachlands	4 bedrooms, 2 bathrooms, 2 car parking	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	By Negotiation	24 Lydiard Place, Beachlands	4 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging	Barfoot & Thompson
	2:00 - 2:30	By Negotiation	65 Pine Harbour Parade, Beachlands	Waterfront sea views, 4 bedrooms, 3 bathrooms, triple garaging, 343m ²	Barfoot & Thompson
	2:00 - 2:30	By Negotiation	34 Wakelin Road, Beachlands	2 Bedroom home on 1012m ² flat section, development potential	Barfoot & Thompson
	1:00 - 1:30	By Negotiation	26 Weatherly Drive, Spinnaker Bay	4 bedrooms, 3 bathrooms, 3 car garaging, 310m ²	Barfoot & Thompson
	3:00 - 3:30	\$2,300,000	114 Ness Valley Road, Clevedon	3 bedroom, 2 bathroom, 20.66ha section	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
	2:00 - 2:30	\$1,289,000	26 Maraetai Heights Road, Maraetai	4 bedrooms, 2 bathrooms, 1151m ² section, sea views	Barfoot & Thompson
	Open By Appt.	By Negotiation	124 Maraetai School Road, Maraetai	5 bedrooms, 4 family rooms, 4 bathrooms	Barfoot & Thompson
11:00 - 11:30	11:00 - 11:30	By Negotiation	7 Matara Avenue, Maraetai	4 bedroom, 3 bathroom, 2 garaging	Barfoot & Thompson
	3:00-3:30	By Negotiation	60 Maraetai School Road, Maraetai	4 bedrooms, 2 car garaging, walk-in wardrobe, sea views	Barfoot & Thompson
	Open By Appt.	\$3,449,000	292 Whitford Park Road, Whitford	5 bedroom, 3 bathroom, 3 car garaging, approx 4 acres	Barfoot & Thompson
	12:00 - 12:30	By Negotiation	530 Whitford Road, Whitford	2 bedrooms, 2.4744Ha (more or less), building platform.	Barfoot & Thompson
2:00 - 2:30	2:00 - 2:30	Auction	2a The Esplanade, Bucklands Beach	3 bedrooms, 2 bathrooms, 2 car garaging	Bayleys
	1:00 - 1:30	\$1,695,000	30 Pine Harbour Parade, Beachlands	5 bedrooms, 3 bathrooms, 3 car garaging	Bayleys
1:00 - 1:30	1:00 - 1:30	\$1,579,000	9 Motukaraka Drive, Beachlands	4 bedrooms, 2 bathrooms, 2 car garaging	Bayleys
12:00 - 12:30		Price By Negotiation	60 Seventh View Avenue	4 bedrooms, 2 bathrooms, 4 car garaging	Bayleys
1:00 - 1:30	1:00 - 1:30	Auction	497 Whitford Road, Whitford	5 bedrooms, 3 bathrooms, 3 car garaging	Bayleys
	3:00 - 3:30	Tender	378E Ara-Kotinga, Whitford	4 bedrooms, 3 bathrooms, 2 car garaging	Bayleys
1:00 - 1:30	1:00 - 1:30	By Negotiation	10 Bain Place, Bucklands Beach	4 bedrooms, 2 bathrooms, 1 car garaging	Bayleys
2:00 - 2:45		By Negotiation	21 Woodlanding Road, Whitford	3 bedrooms, 2 bathrooms, 2 car garaging	Bayleys
2:00 - 2:45		\$1,885,000	3 Hirere Road, Whitford	4 bedrooms, 2 bathrooms, 2 car garaging	Bayleys
11:15 - 11:45	11:15 - 11:45	\$1,599,000	31 Doidge Street, Beachlands	Beautifully built Fletcher home in family-friendly street, discret location	Ray White Beachlands
11:15 - 11:45		PBN	28 Columbia Crescent, Beachlands	Single level with 4 bedrooms, private yet central location	Ray White Beachlands
11:30 - 12:00	11:30 - 12:00	\$1,343,000	16 Toomer Place, Beachlands	Fabulous family home in a great location, elevated, swimming pool, close to Pine Harbour	Ray White Beachlands
12:00 - 12:30	12:00 - 12:30	\$1,595,000	25 Cherrie Road, Beachlands	Excellent family haven - swimming pool, large corner site, fantastic garaging, motivated vendor!	Ray White Beachlands
12:00 - 12:30	12:00 - 12:30	Set Date Sale (Unless Sold Prior)	7 Reliance Crescent, Beachlands	Superb in Spinnaker Bay, freshly renovated, single level, private location, heaps of parking for toys	Ray White Beachlands
12:15 - 12:45	12:15 - 12:45	\$1,419,000	6 Gibbia Way, Beachlands	Elevated with sea views, family haven in quiet lane. Definite sale required	Ray White Beachlands
12:15 - 12:45	12:15 - 12:45	Auction (Unless Sold Prior)	63 Eighth View Avenue, Beachlands	Stunning family home, single level, sea views, as new presentation	Ray White Beachlands
12:45 - 1:15	12:45 - 1:15	\$1,139,000	119B Maraetai Drive, Maraetai Beach	Gorgeous home in Maraetai, spectacular presentation, a real hidden gem	Ray White Beachlands
1:00 - 1:30		PBN	43 Kahawairahi Drive, Beachlands	Beautiful and elegant family home, single level, close proximity to amenities	Ray White Beachlands
	1:00 - 1:30	\$2,875,000	54 Weatherly Drive, Beachlands	Superb home, elevated views over Te Puru Park. You cannot go wrong with this stunning residence	Ray White Beachlands



Pohutukawa Coast & Country OPEN HOMES

OPEN HOMES (MORE ON P7) - SATURDAY 22 APRIL & SUNDAY 23 APRIL 2023

SATURDAY	SUNDAY	PRICE	ADDRESS	DESCRIPTION	OFFICE
1:00 - 1:30	1:00 - 1:30	Auction (Unless Sold Prior)	115 Pine Harbour Parade, Beachlands	A grand home for a grand family, 5 bedrooms, 3 car garaging, great location above Pine Harbour	Ray White Beachlands
1:45 - 2:15	1:45 - 2:15	Set Date Sale (Unless Sold Prior)	109 Pine Harbour Parade, Beachlands	Excellent Pine Harbour adjacent location, Fletcher family home with motivated vendor ready for sale!	Ray White Beachlands
2:00 - 2:45	2:00 - 2:45	Auction (Unless Sold Prior)	81 Whitford Park Road, Whitford	Storybook setting, located in prestigious Whitford, golf course close at hand, swimming pool	Ray White Beachlands
2:00 - 2:45	2:00 - 2:45	Set Date Sale (Unless Sold Prior)	102 Fitzpatrick Road, Brookby	Natures Inspiration, built in 2007, framed by farmland and bush, this character home will blow you away!	Ray White Beachlands



530 Whitford Road, Whitford

Price By Negotiation

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

BUILDING PLATFORM WITH SEA VIEWS - PLUS COTTAGE Sea Views don't have to be a dream!

A rare opportunity on 2.4744Ha (More or Less) in a high profile position. Opportunities abound here offering discerning buyers two very exciting options. A building platform - Resource Consent in place for a new dwelling. A gorgeous two bedroom cottage - to either live in while you build, accommodation for family and friends, or as an additional income stream. Those with an eye for the possibilities this location holds will see value in the cottage, but more particularly in the rare offering of the additional building platform. Either way this is a rare and special find. With excellent schooling options and close to local amenities it is the best of both worlds.

Marketed By: MKS - Matt Kath Stu

Matthew Brown 0275 494 673

Kathryn Morris 0274 863 488

Stuart Fitzpatrick 0276 680 287

BARFOOT & THOMPSON
RE/MAX



6 Gibbia Way, Beachlands

\$1,419,000

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

OWNERS SOUTHBOUND! Introducing the ultimate family home, located in an elevated and private location within the heart of Beachlands with stunning sea views. This modern 4 bedroom, 2 bathroom home is spread over 2 levels, offering ample space for the whole family. Upon entering this magnificent home, you will be immediately impressed with the immaculate presentation and quality finishes throughout. The open plan living, kitchen and dining area provides an abundance of natural light and flows effortlessly out onto the large deck, offering the perfect space for entertaining family and friends. The mature environment is lush and provides a peaceful retreat from the hustle and bustle of everyday life. This stunning family home is positioned in a great central location, just a stone's throw from the beach, school and shops. Whether you're looking for a peaceful retreat or a lively family home, this property has it all. Don't miss your chance to secure your own slice of paradise.

Marketed By:

Sam Vo

021 179 4905

OFFICE: 09 536 7011

Lighthouse Real Estate Ltd

- Licensed (REAA 2008)