

Pōhutukawa Coast & Country PROPERTY GUIDE

December 2025



32 Doidge Street, Beachlands

003 Open Home: Saturday and Sunday 2:00 - 2:30pm | Tender: 4pm Thursday 11th December

ALL YOU WANT FOR CHRISTMAS!

Looking for what could possibly be the best value for your money this side of Christmas, this might just be that moment. Our vendors have already committed to their next property (yes, unconditionally), so they're highly motivated to see their much loved 7 year old family home get a lucky new owner fast. Here's what you can have for Christmas... 4 double bedrooms, 2 separate living spaces, stylish modern kitchen with scullery, underfloor heating, double glazing, sunny outdoor living for summer BBQ's, master ensuite, separate laundry, carpeted double internal-access garage, central vacuum system, DVS ventilation system, 3 heat pumps, fully landscaped grounds, balance of the Master Build Guarantee, a whopping 922m² freehold section, plus your very own private driveway setback from the road that's ideal for the boat, camper, or anything else you'd rather keep out of sight. The vendors are ready to move, their bank manager is watching, and the countdown to Christmas is on. Ignore the CV, and get your tender in on what might be the best Christmas present ever! 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
LTD



55 Shelly Bay Road, Beachlands

Auction 4:00pm 15 December (Unless Sold Prior) | Open Saturday & Sunday 12:45 - 1:15pm

THE LAND OF OPPORTUNITY An exciting opportunity awaits with this rare and versatile multi-dwelling property set on an impressive 1163sqm freehold section - substantially larger than the traditional quarter acre and offering scope that is increasingly hard to find in Beachlands. This address presents a standout opportunity for first-home buyers, renovators, land bankers and investors, especially those seeking a genuine home and income setup in a highly desirable coastal location. The old dwelling sits proudly at the front of the site, an original Beachlands bach full of charm and character. With two bedrooms and one bathroom, it offers plenty of potential for those looking to renovate or restore, and it provides immediate options for living or rental income while planning your future vision. Privately positioned at the rear of the section is the newer dwelling - a practical one-bedroom layout with its own bathroom, living area and kitchenette. This is complemented by a large double garage and separate workshop, creating additional flexibility for hobbies, storage, home businesses or further income opportunities. Together, the two dwellings form an ideal home and income arrangement, a multi-generational living solution, or a long-term land banking strategy on a generous, versatile site. All of this is located within a short stroll of Shelly Bay Beach, Beachlands Primary School, and the shops, cafes and conveniences of Beachlands Village - a lifestyle that blends coastal living with everyday practicality. The vendor has made their intentions clear: this property will be sold, and they are ready to meet the market. With auction day fast approaching, the urgency is genuine. Opportunities offering this level of scale, flexibility, and income potential are exceptionally rare in Beachlands.



Marketed By:

Brianne Bignell

021 400 979

OFFICE: 09 536 7011

Five AM Realty Limited

Licensed (REAA 2008)



SET DATE OF SALE

20 Atalanta Way, Beachlands

Spacious, Versatile & Perfectly Positioned - A substantial two-level home designed to give families space, flexibility and effortless connection to the outdoors. Set on a 400sqm section and overlooking the Legh Auton Reserve and dog park, this is a home that balances lifestyle with convenience.

The heart of the home is the light-filled open-plan kitchen, dining and lounge area that extends out to a sun-soaked deck. From here, you'll enjoy a peaceful outlook across the reserve-perfect for morning coffees, relaxed evenings or watching the world go by.

rwbeachlands.co.nz/BCH31433
Five AM Realty Limited Licensed (REAA 2008)

Set Date of Sale
4:00 pm 10 December 2025
(Unless Sold Prior)

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

 *We bring the whole team*

5  3  3  2  2 



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



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



FOR SALE

140 Seventh View Avenue, Beachlands

Sunny, Stylish & Perfectly Positioned - A modern Mike Greer-built townhouse that delivers effortless living right in the heart of Beachlands. From the moment you step inside, the light & bright feel sets the tone. North-facing and basking in all-day sunshine, the open plan kitchen, living & dining area flows seamlessly to a private courtyard that becomes your go-to space for morning coffee, summer dinners or simply soaking up the warmth. Whether you're a first-home buyer ready to step into the market, a downsizer seeking low-maintenance comfort, or an empty nester wanting this home delivers the perfect blend of style, sun & simplicity.

rwbeachlands.co.nz/BCH31394
Five AM Realty Limited Licensed (REAA 2008)

For Sale
\$1,089,000
View
Sunday
10:30 - 11:00 am

 *We bring the whole team*

3  2  1  1  1 



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



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



HOUSE AND LAND PACKAGES

See our range of current house and land packages available on our website



Lot 29 Seventh View Ave, Beachlands
from \$1,569,900*

4 bedrooms 2 bathrooms 2 living areas 222m² 877m²



Lot 56/6 Pureirei Drive, Clevedon
from \$1,361,365*

3 bedrooms 2 bathrooms 2 living areas 185m² 542m²

***Price indication only and includes land.** Some conditions may apply. Prices current as at 25/08/2025.
Images are artist's impression only.

06 274 2082 / gjgardner.co.nz

G.J. Gardner. HOMES



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

Beachlands

09 536 4990

BARFOOT & THOMPSON

LICENSED REAA 2008

Barfoot & Thompson Limited

Licensed REAA 2008



NEW LISTING



NEW LISTING

BEACHLANDS

32 DOIDGE STREET

4 2 2 2

ONLINE

TENDER

4pm Thursday 11th December (unless sold prior)

VIEWING

003 OPEN HOMES: SAT & SUN 2:00 - 2:30pm

barfoot.co.nz/924644

ALL YOU WANT FOR CHRISTMAS!

- Vendors need to be sold!
- 7-year-old single level family home
- Sunny outdoor living for summer BBQ's
- Two separate living spaces
- Double glazing & DVS ventilation system
- 3 heat pumps & underfloor heating
- Stylish modern kitchen with scullery

SPECIAL AGENTS 003

Ian Boswell 027 285 9314

i.boswell@barfoot.co.nz

Nicolette Hale 027 702 9157

Jenny Chandler 0204 000 2564

Clare Dower 021 206 6822

BEACHLANDS

9 THE WAY

4 2 3 1 2

ONLINE

TENDER

4:00pm Friday 5th December (unless sold prior)

VIEWING

003 OPEN HOMES: SAT & SUN 3:00 - 3:30pm

barfoot.co.nz/924506

SOCIALITE

- Stunning 180 degree sea views
- Huge 428m² (approx) family home
- Large downstairs area and office space
- Open plan main living and dining area
- Large sunny north facing deck
- Modern kitchen with a sleek scullery
- A multi-functional spacious home
- Double glazed contemporary home

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NEW LISTING



PRICE REDUCED

BEACHLANDS

11 HAWKE CRESCENT

3 1 1 1

ONLINE

TENDER

4pm Wednesday 17th December (unless sold prior)

VIEWING

003 OPEN HOMES: SAT & SUN 2:00 - 2:30pm

barfoot.co.nz/924502

WATERFRONT... START HERE

- Waterfront location with panoramic view
- Build your dream waterfront home
- Single level, 3 bed, 1 bath, 1950's home
- Vendors had sea wall constructed
- This is a once-in-a-lifetime opportunity
- Watch our 003 property tour online now

SPECIAL AGENTS 003

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n.hale@barfoot.co.nz

Clare Dower 021 206 6822

Jenny Chandler 0204 000 2564

Ian Boswell 027 285 9314

BEACHLANDS

184 SEVENTH VIEW AVENUE

5 2 3 2

ONLINE

FOR SALE

\$1,395,000

VIEWING

Phone agents to arrange a viewing

barfoot.co.nz/863558

HI FIVE!

- Super sized approx 190m² townhouse
- Low maintenance lock-up and go
- Main house 4 bedrooms & 2 bathrooms
- Studio over double garage - 1 bedroom and bathroom with own entrance
- Double glazed windows, 2 heat pumps
- Fully fenced private courtyard
- 1 minute to supermarket and cafes

SPECIAL AGENTS 003

Nicolette Hale - 027 702 9157

n.hale@barfoot.co.nz

Ian Boswell 027 285 9314

Jenny Chandler 0204 000 2564

Clare Dower 021 206 6822

What's on your wish list?

WE'VE GOT IT ALL.



2/75 Marine Pde
Mellons Bay



23 Cadwil Dr
Beachlands



77 Waikopua Rd
Whitford



138 Ninth View Ave
Beachlands



Sections...



568A Whitford Rd
Whitford



4 Julia Way
Beachlands



48 Porterfield Rd
Whitford



20 Pony Park Pl
Beachlands



Pools...



9 The Way
Beachlands



161 Second View Ave
Beachlands



120 Maraetai School Rd
Maraetai



33 Pohutukawa Rd
Beachlands



Views...



32 Doidge St
Beachlands



50 Constellation Ave
Beachlands



1 Unga Pl
Beachlands



31 Araminta Pl
Beachlands



Outdoor living...

**BARFOOT
THOMPSON &**
LICENSED REALTOR
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.

48 Arahi Road, Clevedon Meadows
Open Tues - Sun | 10am - 12pm

Signature
HOMES



LOT 124, CLEVEDON MEADOWS

4

2

1

2

House: 183m²
Section: 800m²

House & Land
From: \$1,544,045



Signature Homes Botany & Manukau

0800 102 109

BAYLEYS



Beachlands Beachlands Sections

Close to everything

This is a unique opportunity to secure one of these peaceful sections, within an easy stroll of the Pine Harbour Marina with restaurants, cafes, and access to the ferry. A range of sections are available, with land size from 294sqm to 490sqm (more or less). These sites present a great prospect for builders, developers, investors, or private buyers to complete the next steps. Resource Consent is available to show you the planned footprints of these limited home options and the rest is up to you. These sites are connected to an underground aquifer for fresh water supply and to Auckland Council infrastructure for waste disposal. Embrace this chance to be the planner of your own future home, please phone for further information including a price guide.

[bayleys.co.nz/1852796](https://www.bayleys.co.nz/1852796)

Price by Negotiation

Phone for viewing times

Michael Chi 021 886 363

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Angela Rudling 027 477 0176

angela.rudling@bayleys.co.nz

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



Pōhutukawa Coast & Country OPEN HOMES

OPEN HOMES - SATURDAY 6 DECEMBER & SUNDAY 7 DECEMBER 2025					
SATURDAY	SUNDAY	PRICE	ADDRESS	DESCRIPTION	OFFICE
	1:00 - 1:30	\$ 1,699,000.00	40 Liberty Crescent, Spinnaker Bay	4 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging, bordering reserve	Barfoot & Thompson
3:00 - 3:30	3:00 - 3:30	\$1,625,000	10 Harbourside Court, Beachlands	4 bedrooms, 2 bathrooms, office, single level, rendered brick, new kitchen, double glazed	Barfoot & Thompson
	2:45 - 3:15	\$ 2,459,000.00	120 Maraetai School Road, Maraetai	4 bedrooms, 4 bathrooms, 2 lounges, 2 car garaging, sea views	Barfoot & Thompson
12:00 -12:30	By Negotiation		13 Angiangi Crescent, Beachlands	5 bedrooms, 4 bathrooms, 3 lounges, 2 car garaging, North facing	Barfoot & Thompson
11:00 - 11:30		\$ 1,529,000.00	35 Te Puru Drive, Maraetai	4 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging	Barfoot & Thompson
2:45 - 3:15		\$ 1,749,000.00	36 Doidge Street, Beachlands	4 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging, spa & heated saltwater pool	Barfoot & Thompson
12:00 -12:30		\$1,299,000	12 Blakewell Place, Beachlands	4 bedrooms, 2 bathrooms, double garage, 925m2 section, private setting	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	\$ 1,879,000.00	18 Keshvara Road, Beachlands	5 bedrooms, 3 bathrooms, 3 lounges, approx 270m2, double glazed, views	Barfoot & Thompson
	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
12:00 -12:30	12:00 -12:30	\$ 1,600,000.00	77 Waikopua Road, Whitford	Approx 1.1852 Ha, secluded driveway, views of Rangitoto Island	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	By Negotiation	48 Porterfield Road, Whitford	80 acre lifestyle property, 6 bedroom, 5 bathroom, 3 living area, pool, panoramic vistas	Barfoot & Thompson
3:00 - 3:30	3:00 - 3:30	\$1,575,000	1 Defender Crescent, Spinnaker Bay	4 bedrooms, 2 bathrooms, 2 lounges, double garage, double glazed, brick & tile home	Barfoot & Thompson
12:00 -12:30		\$1,699,000	14 Reliance Crescent, Spinnaker Bay	4 bedrooms, office, 2 bathrooms, double glazed, north facing, single level modern home	Barfoot & Thompson
12:00 -12:30	12:00 -12:30	\$ 1,699,000.00	20 Pony Park Place, Beachlands	5 bedroom, 3 bathroom, 3 living areas, triple garage, heated pool	Barfoot & Thompson
	12:00 -12:30	\$ 1,580,000.00	6 Lydiard Place, Beachlands	4 bedrooms, 2 bathrooms, double glazed, 2 lounges, double garage	Barfoot & Thompson
	12:00 -12:30	\$ 2,100,000.00	5 Angiangi Crescent, Beachlands	5 bedrooms, 3 bathrooms, 3 lounges, 3 car garaging, north-facing desk, opposite reserve	Barfoot & Thompson
11:00 - 11:30		\$ 1,749,500.00	92 Beachlands Road, Beachlands	3 bedrooms, 2 bathrooms, 2 lounges, double garage, sea views, quarter acre section	Barfoot & Thompson
2:00 - 2:30	2:00 - 2:30	\$1,590,000.00	12 Flaxfield Lane, Beachlands	4 bedrooms, 2 bathrooms, 2 car garaging, Fletcher home, Elevated viewing platform	Barfoot & Thompson
	12:00 -12:30	By Negotiation	24 Lydiard Place, Beachlands	4 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging, ducted air-con, solar power	Barfoot & Thompson
11:00 - 11:30	11:00 - 11:30	\$ 1,595,000.00	17 Kibblewhite Avenue, Beachlands	4 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging, outdoor entertaining area	Barfoot & Thompson
	11:30 - 12:30	Tender 4 December (unless sold prior)	90 Kawakawa-Orere Road, Clevedon	4 bedrooms, 2 bathrooms, 2 lounges, nearly two-acre section, 2 min from Kawakawa Bay Beach	Barfoot & Thompson
12:00 - 12:30	12:00 - 12:30	Tender 4 December (unless sold prior)	9 Pony Park Place, Beachlands	4 bedrooms, 2 bathrooms, 2 lounges, internal access garaging	Barfoot & Thompson
	11:00 -11:30	Tender 4 December (unless sold prior)	21 Constellation Avenue, Spinnaker Bay	4 bedrooms, 2 car garaging, 934m2 section, hardwood flooring, adjacent to the reserve	Barfoot & Thompson
	12:00 -12:30	\$ 1,649,000.00	161 Second View Avenue	4 bedrooms, 2 bathrooms, 989m2 prime coastal land, uninterrupted sea views	Barfoot & Thompson
11:00 - 11:30	11:00 - 11:30	\$ 1,125,000.00	1 Unga Place, Beachlands	3 bedrooms, 2 bathrooms, designer kitchen, private courtyard deck	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	\$ 1,449,000.00	31 Araminta Place, Beachlands	5 bedrooms, 2 bathrooms, 2 car garaging, outdoor fireplace, open-plan living	Barfoot & Thompson
2:00 - 2:30	2:00 - 2:30	Tender 4 December (unless sold prior)	568A Whitford Road, Whitford	5 bedrooms, 3 bathroomsm, 2 lounges, 4 car garaging, pool, 2.8154 hectares	Barfoot & Thompson
3:00 - 3:30		\$ 1,395,000.00	184 Seventh View Avenue, Beachlands	Townhouse, 5 bedrooms, 3 bathrooms, 2 lounges, double garage, approx 190m2	Barfoot & Thompson
2:00 - 2:30	2:00 - 2:30	Tender 11 December (unless sold prior)	34 Bell Road, Beachlands	3 bedrooms, 1 bathroom, 2 car garaging, 1201m2 section (more or less)	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	\$ 1,549,000.00	50 Constellation Avenue, Spinnaker Bay	4 bedrooms, 2 bathrooms, 2 lounges, office, 2 car garaging, fully fenced	Barfoot & Thompson
3:00 - 3:30	3:00 - 3:30	Tender 5th December (unless sold prior)	9 The Way, Beachlands	4 bedrooms, 3 bathrooms, 2 lounges, 2 car garaging, 180 views over Beachlands	Barfoot & Thompson
2:00 - 2:30	2:00 - 2:30	Tender 11th December (unless sold prior)	32 Doidge Street, Beachlands	4 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging, sunny outdoor living, 922m2 section	Barfoot & Thompson
2:00 - 2:30	2:00 - 2:30	Tender 17th December (unless sold prior)	11 Hawke Crescent, Beachlands	3 bedrooms, 1 bathroom, waterfront home, uninterrupted views of Hauraki Gulf	Barfoot & Thompson
1:30 - 2:00	1:30 - 2:00	\$1,549,000	18 Lydiard Place, Beachlands	4 bedrooms, 2 bathrooms, 2 car garage. Your Next Chapter Starts Here.	Ray White Beachlands



– Ray White Eastern Group –
Now With Six Offices Across East Auckland

Ray White Beachlands
Five AM Realty Limited
Licensed -(REAA 2008)

P : (09) 536 7011
E : beachlands.nz@raywhite.com
W : rwbeachlands.co.nz
A : 81 Second View Avenue, Beachlands



OPEN HOMES - SATURDAY 6 DECEMBER & SUNDAY 7 DECEMBER 2025 - SEE INSIDE BACK COVER					
SATURDAY	SUNDAY	PRICE	ADDRESS	DESCRIPTION	OFFICE
	10:30 - 11:00	\$1,089,000	140 Seventh View Avenue, Beachlands	3 bedrooms, 2 bathrooms, 1 car garage. Townhouse living at its very best, close to amenities and excellent option for live-in, lock and leave, or rental	Ray White Beachlands
10:30 - 11:00	10:30 - 11:00	\$1,419,000	16 Matara Avenue, Maraetai	5 bedrooms, 3 bathrooms, 2 car garage/OSP. More for your money!	Ray White Beachlands
11:15 - 11:45	11:15 - 11:45	Set Date Sale (Unless Sold Prior)	20 Atalanta Way, Beachlands	5 bedrooms, 3 bathrooms, 2 car garage, pretty outlook and close to Leigh Auton Reserve	Ray White Beachlands
11:15 - 11:45	11:15 - 11:45	Auction (Unless Sold Prior)	96 Maraetai Drive, Maraetai	3 bedrooms, 2 bathrooms, 2 car garage, sea views and flat 1151 sqm north facing site. Excellent location to create your dream home.	Ray White Beachlands
12:00 - 12:30	12:00 - 12:30	By Negotiation	35 Doidge Street, Beachlands	4 bedrooms, 2 bathrooms, 2 car garage. Set Sale - vendors Ready to Move!	Ray White Beachlands
12:00 - 12:30	12:00 - 12:30	By Negotiation	101 Pine Harbour Parade, Beachlands	5 bedrooms, 2 bathrooms, 3 car garaging. A family favourite in the heart of Pine Harbour	Ray White Beachlands
12:45 - 1:15	12:45 - 1:15	Auction (Unless Sold Prior)	55 Shelly Bay Road, Beachlands	The land of opportunity! Beachlands bach with super sized section and additional accommodation attached to a massive garage. Don't miss this entry level opportunity	Ray White Beachlands



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



101 Pine Harbour Parade, Beachlands

By Negotiation | Open Saturday & Sunday 12:00 - 12:30pm

A FAMILY FAVOURITE IN THE HEART OF PINE HARBOUR Positioned in one of Beachlands’ most desirable streets, 101 Pine Harbour Parade offers relaxed, single-level living in a truly enviable location. Just moments from Pine Harbour Marina, you’ll enjoy easy access to the commuter ferry into Auckland’s CBD, along with a fantastic selection of restaurants, cafés, and the convenience of a nearby dry stack for your boat. Constructed of brick and Linea weatherboard with a Coloursteel roof, this home blends timeless appeal with low-maintenance peace of mind. Inside, a spacious and functional layout unfolds, featuring **four bedrooms plus a dedicated study**, serviced by two well-appointed bathrooms. The master suite enjoys its own walk-in wardrobe, ensuite, and direct access to the private, fully fenced garden - a sunny and secure retreat ideal for families and pets alike. The open-plan kitchen, dining, and living area forms the heart of the home - light-filled, inviting, and perfectly suited for everyday living or seamless entertaining. From here, sliders open to a covered patio complete with roll-down blinds and outdoor heaters, creating an all-season outdoor room that’s been well loved by the current owners. Whether it’s family barbecues in summer or quiet evenings in winter, this is a space designed for year-round enjoyment. A large formal lounge provides additional flexibility - the perfect spot to unwind, host guests, or create a second living zone for growing families. Practical features enhance the home’s appeal, including a separate laundry and a triple-car garage that delivers ample room for vehicles, storage, and hobbies. Set in a prime Pine Harbour location, this property offers the perfect balance of coastal lifestyle and everyday convenience - a home designed for easy living and effortless enjoyment.



Marketed By:

Brianne Bignell

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