

# Pōhutukawa Coast & Country PROPERTY GUIDE

August 2025



## 33 Pohutukawa Road, Beachlands

003 Open Home: Saturday and Sunday 2:00 - 2:30pm | Tender: 14 August 2025

**ONE DAY** In the eyes of many, owning a home on the waterfront means you've made it. The ultimate real estate purchase, some would say. Imagine every day looking out across the sparkling waters of the Hauraki Gulf and the ever changing seascape, it's not only refreshing, it's also good for the soul. Built over 2 levels, this lovely seaside sanctuary of over 300m<sup>2</sup> includes 3 bedrooms, 2 bathrooms, 2 lounges and a large garage workshop. There's amazing indoor outdoor flow to a large outdoor undercover entertaining area on a private North facing deck that flows out to the level lawn. This waterfront home features extensive double glazing, native timber flooring and is on a fully fenced approximately 1214m<sup>2</sup> section. In arguably one of the best streets in Beachlands, this slice of waterfront real estate might just be the one for you. 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**



## 6 Crossland Place, Maraetai

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

**THE ULTIMATE RETREAT** Views, Space & Coastal Grace - Beautifully renovated to deliver both style and functionality, 6 Crossland Place offers the ultimate in coastal living with a laid-back, luxury vibe. Sunlight fills every corner of this thoughtfully updated home, designed for entertaining, unwinding, and soaking up Maraetai's relaxed seaside atmosphere. Whether you're enjoying your morning coffee in bed with views across Rangitoto Island, Waiheke Island, and Omana Regional Park - or hosting friends by the pool as the sun sets - every space has been crafted for lifestyle. The master suite is a peaceful retreat, with a walk-in wardrobe, sleek ensuite, and those captivating views to start your day. Three further bedrooms and a stylish family bathroom with full bath ensure comfort for family and guests. Multiple living areas offer room to spread out, from the formal lounge that opens to a covered deck with outdoor heaters and built-in speakers, to a second living space perfect for movie nights or quiet downtime. At the heart of the home, the kitchen and dining area connect seamlessly to your private courtyard. Here, you'll find a built-in BBQ, cosy wood fire, private spa pool, and sun-drenched swimming pool - all framed by established fruit trees, vege gardens, and beautifully landscaped grounds. If coastal luxe, space, and sea views are on your wishlist - this Maraetai retreat is ready to welcome you home.



Marketed By:

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



## AUCTION

### 35 Doidge Street, Beachlands

This is the one you've been waiting for. Positioned on a flat, sun-soaked site, this Fletcher-built home delivers modern family living with comfort, style, and all the extras - and our motivated vendors are ready to see it sold.

A light-filled open-plan kitchen, dining, and lounge, flowing out to two covered courtyards on either side of the home with an extra sunny formal lounge. Underfloor heating, heat pump, central vacuum system, a double garage, and parking for the boat or motorhome. Don't wait – homes like this are rare and in demand!

[rwbeachlands.co.nz/BCH31347](http://rwbeachlands.co.nz/BCH31347)

Lighthouse Real Estate Ltd Licensed (REAA 2008)

4 2 2 2 800

#### Auction

The Shed @ Ray White Beachlands  
4:00 pm 11 August 2025  
(Unless Sold Prior)

#### View

Saturday & Sunday  
11:15 - 11:45 am



#### Brianne Bignell

021 400 979  
brianne.bignell@raywhite.com



#### Conor Duffy

021 022 83366  
conor.duffy@raywhite.com



## FOR 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](http://rwbeachlands.co.nz/BCH31245)

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4 2 1 1

#### For Sale

\$1,175,000

#### View

Saturday & Sunday  
12:00 - 12:30 pm



#### Brianne Bignell

021 400 979  
brianne.bignell@raywhite.com



#### Dillon Smith

021 027 81067  
dillon.smith@raywhite.com



Above: Waiomanu Bay

**RayWhite**

**CHOICE**

**A NEW STANDARD IN PROPERTY MANAGEMENT**

### Struggling with Healthy Homes Compliance?

We've got it covered! Our portfolio is 100% Healthy Homes Compliant  
We have the expertise - and time - to help. Call us now!



**Lindi Therond**  
HEAD OF PROPERTY  
MANAGEMENT  
021 104 2538



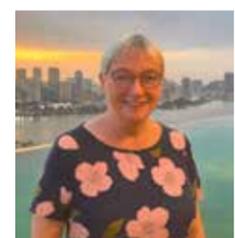
**Tracey Royal**  
PROPERTY MANAGER  
+ LETTING AGENT  
021 400 297



**Karen Leckner**  
PROPERTY MANAGER  
+ LETTING AGENT  
021 433 056



**Elvera Smith**  
ADMIN SUPPORT  
PROPERTY MANAGEMENT  
09 536 7011



**Angela Shearer**  
PERSONAL ASSISTANT  
PROPERTY MANAGEMENT  
09 536 7011

# Ready for the lifestyle you've always wanted?



671 Whitford-Maraetai Road  
Beachlands

\$4,195,000



**Nicolette Hale**  
027 702 9157  
n.hale@barfoot.co.nz

**Ian Boswell**  
027 285 9314  
i.boswell@barfoot.co.nz

## STYLE SANCTUARY

On a private gated estate, set on approximately 8 acres with fenced paddocks, this property redefines the lines between luxury living and a countryside setting. If you've been searching for a spacious home that combines elegance with the tranquility of rural life, this may be the opportunity you've been waiting for.

Don't just dream it...do it! This over 400m2 contemporary property offers a unique opportunity to live the lifestyle you've always wanted.

22 Whitford Park Road  
Whitford

Negotiation

**Marilyn Van Wagoner**  
027 493 5652  
m.vanwagoner@barfoot.co.nz

**Wayne Rawson**  
0274 824 662  
w.rawson@barfoot.co.nz

## Your Private Whitford Paradise

Discover the ultimate lifestyle property in the heart of charming Whitford Village. Spacious living, massive garaging, prime location, and an expansive & secure 1763m2 section.

This is more than just a house; it's a place to create lasting memories. Don't miss this rare opportunity to own a truly lovely property in one of Auckland's most sought-after locations.



385 Whitford Park Road  
Whitford

Negotiation



**Marilyn Van Wagoner**  
027 493 5652  
m.vanwagoner@barfoot.co.nz

**Wayne Rawson**  
0274 824 662  
w.rawson@barfoot.co.nz

## Unrivalled Whitford Lifestyle

Modern Home, Resort-Style Pool & Future-Ready Shed Plans!

Discover the epitome of modern lifestyle living at this exceptional Whitford address. Tucked away on a sprawling .79 hectares (nearly 2 acres) of beautifully managed land, this property offers the perfect blend of sophisticated design, ultimate comfort, and unparalleled outdoor enjoyment.

79 Whitford Park Road  
Whitford

\$3,995,000



**Ian Boswell**  
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i.boswell@barfoot.co.nz

**Jenny Chandler**  
0204 000 2564  
j.chandler@barfoot.co.nz

## DEAR AGENT...

- Private gated community
- Designer kitchen
- Fully self contained guest wing with own garage
- Heated pool
- Approx 480m2 house
- Approx 4 acres

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

62-80 CLEVEDON PAKURA RD,  
CLEVEDON, AUCKLAND



🏠 3    💰 2.5    🛏 2    🚗 2

House: 220m<sup>2</sup>  
Section: 800m<sup>2</sup>

House & Land  
From: \$1,599,999

Signature Homes Botany & Manukau

0800 102 109

## BARFOOT & THOMPSON

Barfoot & Thompson Limited  
Licensed REAA 2008



NEW LISTING



FOR SALE

### BEACHLANDS

12 BLAKEWELL PLACE

4    2    2    2    ONLINE

### TENDER

4:00pm Thursday 21st August (unless sold prior)

### VIEWING

003 OPEN HOMES: SAT & SUN 12:00 - 12:30pm

barfoot.co.nz/917294

### TRANQUILITY

- Contemporary 205m<sup>2</sup> (approx) home
- 925m<sup>2</sup> (more or less) freehold section
- Private decks surrounded by greenery
- Open-plan living and modern kitchen
- Fireplace and two heat pumps
- 4 double bedrooms and 2 bathrooms
- Watch our 003 video tour online now!

### SPECIAL AGENTS 003

Jenny Chandler 0204 000 2564

j.chandler@barfoot.co.nz

Clare Dower 021 206 6822

Nicolette Hale 027 702 9157

Ian Boswell 027 285 9314

### BEACHLANDS

101 LIBERTY CRESENT

8    3    6    3    ONLINE

### FOR SALE

\$2,498,000

### VIEWING

Phone For Viewing Times

barfoot.co.nz/907621

### New Price - Motivated Vendor

If you've ever envisioned a home that effortlessly accommodates every possibility, your search ends here.

Welcome to 467m<sup>2</sup> of modern luxury in the highly sought after Spinnaker Bay.

### Mike Deverell

021 466 300

m.deverell@barfoot.co.nz

### Pam Ly

021 339 955

p.ly@barfoot.co.nz

# ARE YOU SELLING?



## ADVERTISE HERE FOR PREMIUM RESULTS

Call 021 026 14467 or email [advertising@pctimes.co.nz](mailto:advertising@pctimes.co.nz)

## Auckland house prices hold firm

- by Barfoot & Thompson

The start of winter has failed to chill Auckland's property market, with July sales volumes up just over 9 percent on June's figures and new listings up more than 14 percent month on month.

"This July we sold 957 properties across the Auckland region, which is the highest July sales total for four years. In fact, if you were to ignore the July sales figures for 2020 and 2021, which were unusually high due to falling between Covid lockdowns, this has been our strongest July for almost a decade," says Barfoot & Thompson managing director Peter Thompson.

"The average sale price for the month of July was \$1,100,355. This is around 2.5 percent lower than June's average sale price, but broadly in line with the average for the first half of the year, which has remained consistent throughout.

"The median sales price for July was \$950,000, 3.2 percent lower than June's median price and 2 percent lower than July 2024, but just ahead of the average for the previous three months.

"More than 46% of sales in July were transacted for over \$1 million, making this our strongest July for

seven-figure sales since 2021. Activity at the upper end of the market remained strong as we sold 51 properties over \$2 million and 16 over \$3 million – also our highest volume since 2021.

"Overall, the number of listings on the market has remained relatively consistent since February. With 1605 new listings placed in July, the total number of homes on the market with Barfoot & Thompson agents as of the end of the month was 6074. While this is below March's listings high of 6268, it is nevertheless the most homes we have ever had on the market in the month of July.

"Outside of the city, there remains significant interest in the rural and lifestyle markets, with 33 sales accounting for a total sales value of just under \$57 million. As was the case with June's figures, this was the highest total sales value for a July for three years.

"From the city to the suburbs to the countryside, the market continues to offer lots of opportunity for vendors and purchasers with realistic price expectations."



## 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](http://gjgardner.co.nz)

**G.J. Gardner.** HOMES



# Pōhutukawa Coast & Country OPEN HOMES

## OPEN HOMES - SATURDAY 9 AUGUST & SUNDAY 10 AUGUST 2025

SATURDAY	SUNDAY	PRICE	ADDRESS	DESCRIPTION	OFFICE
	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 Beachlands
	3:00 - 3:30	\$915,000	17 Gateway Avenue, Beachlands	2 bedroom, 2 bathroom townhouse, 5 minute walk to Pine Harbour Marina	Barfoot & Thompson Beachlands
3:00 - 3:30	3:00 - 3:30	\$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	\$2,209,000	21 Pine Harbour Parade, Beachlands	5 bedrooms, 3 bathrooms, 2 lounges, 3 car garaging, heated saltwater pool	Barfoot & Thompson Beachlands
	12:00 - 12:30	\$1,789,000	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, sea views	Barfoot & Thompson Beachlands
11:00 - 11:30	11:00 - 11:30	\$1,299,000	27 Toomer Place, Beachlands	5 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging, over 700m2 section	Barfoot & Thompson Beachlands
11:00 - 11:30	11:00 - 11:30	\$2,498,000	101 Liberty Crescent, Beachlands	8 bedrooms, 6 bathrooms, 3 lounges, 3 car garaging, breathtaking views	Barfoot & Thompson Beachlands
2:00 - 2:30		\$1,665,000	10 Harbourside Court, Beachlands	4 bedrooms, 2 bathrooms, office, single level, rendered brick, new kitchen, double glazed	Barfoot & Thompson Beachlands
12:00 - 12:30	12:00 - 12:30	\$1,845,000	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	\$1,295,000	3a Araminta Place, Beachlands	3 bedrooms, 2 bathrooms, renovated, double garage, new kitchen, new covered deck	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	11 Waikopua Road, Whitford	1.8992Ha, elevated position, lovely wide sea views, clear land (no native bush).	Barfoot & Thompson Beachlands
2:00 - 2:30	2:00 - 2:30	\$1,990,000	13 Angiangi Crescent, Beachlands	5 bedrooms, 4 bathrooms, 3 lounges, 2 car garaging, North facing	Barfoot & Thompson Beachlands
12:00 -12:30	12:00 -12:30	By Negotiation	36 Pine Harbour Parade, Beachlands	4 bedrooms, 3 bathrooms, 3 lounges, office, 2 car garaging, sea views	Barfoot & Thompson Beachlands
1:00 - 1:30		\$1,599,000	35 Te Puru Drive, Maraetai	4 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging	Barfoot & Thompson Beachlands
	2:00 - 2:30	By Negotiation	36 Doidge Street, Beachlands	4 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging, spa & heated saltwater pool	Barfoot & Thompson Beachlands
	1:00 - 1:30	\$1,450,000	44 Karaka Road, Beachlands	4 bedrooms, 2 bathrooms, 2 lounges, flat 1/4 acre section, shed with 3-phase power.	Barfoot & Thompson Beachlands
2:00 - 2:30		\$1,625,000	1 Defender Crescent, Spinnaker Bay, Beachlands	4 bedrooms, 2 bathrooms, 2 lounges, double garage, double glazed, brick & tile home	Barfoot & Thompson Beachlands
1:00 - 1:30		\$1,749,000	14 Reliance Crescent, Spinnaker Bay, Beachlands	4 bedrooms, office, 2 bathrooms, double glazed, north facing, single level modern home	Barfoot & Thompson Beachlands
2:00 - 2:30	2:00 - 2:30	Tender 14th August (unless sold prior)	33 Pohutukawa Road, Beachlands	Waterfront 3 bedroom home, 2 bathrooms, 1214m2 section, stunning views, over 300m2	Barfoot & Thompson Beachlands
11:00 - 11:30	11:00 - 11:30	\$1,495,000	107 Pine Harbour Parade, Beachlands	5 bedrooms, 3 bathrooms, 3 lounges, 3 car garaging, over 270m2 floor area	Barfoot & Thompson Beachlands
	1:00 - 1:30	\$2,295,000	8 Intrepid Crescent, Beachlands	Over 360m2 on 1159m2 section, 5 bedrooms, 2 bathrooms, triple garage + boat garage	Barfoot & Thompson Beachlands
12:00 -12:30	12:00 -12:30	Tender 21st August (unless sold prior)	12 Blakewell Place, Beachlands	4 bedrooms, 2 bathrooms, double garage, 925m2 section, private setting	Barfoot & Thompson Beachlands
11:00 - 11:30		\$1,495,000	38 Te Pene Road, Maraetai	Stunning views, 3 bedrooms, 809m2 section, great location	Barfoot & Thompson Beachlands
10:30 - 11:00	10:30 - 11:00	\$789,000	105 Ninth View Avenue, Beachlands	Part of the most recent Mike Greer release in Pine Harbour, as new condition. Town house living at its best!	Ray White Beachlands
11:15 - 11:45	11:15 - 11:45	Auction (Unless Sold Prior)	35 Doidge Street, Beachlands	Motivated vendors - immaculate single level Fletcher build with excellent layout and flat back yard	Ray White Beachlands
12 :00 - 12:30	12 :00 - 12:30	\$1,175,000	298 Jack Lachlan Drive, Beachlands	Stunning Jalcon Town House with 4 bedrooms and two bathrooms, right on the border of Pine Harbour Marina	Ray White Beachlands
	12 :00 - 12:30	By Negotiation	6 Crossland Place, Maraetai	Stunning Omana Heights opportunity - magnificent family home in desirable location. Don't miss it!	Ray White Beachlands
	12:45 - 1:15	\$1,585,000	18 Lydiard Place, Beachlands	Immaculate single level Fletcher home, must be sold - be quick!	Ray White Beachlands
	1:30 - 2:00	\$1,449,000	16 Matara Avenue, Maraetai	Designed for today, positioned for tomorrow. Large and modern 5 bedroom 3 bathroom home	Ray White Beachlands



# Pōhutukawa Coast & Country OPEN HOMES

OPEN HOMES - SATURDAY 9 AUGUST & SUNDAY 10 AUGUST 2025 - SEE INSIDE BACK COVER



## 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

BARFOOT & THOMPSON



## 18 Lydiard Place, Beachlands

\$1,585,000 | Open Sunday 12:45 - 1:15pm

**YOUR NEXT CHAPTER STARTS HERE** Designed to impress from the moment you arrive, this stylish Fletcher Living home is seriously for sale - and ready for its next chapter! Offering the perfect balance of modern style and everyday comfort, this well-maintained property boasts four generous bedrooms and two beautifully appointed bathrooms, including a private master suite complete with walk-in wardrobe and ensuite. The sleek, timeless design is complemented by quality tiled flooring, a neutral colour palette, and high-end appliances that make daily living effortless. At the heart of the home is the well-equipped kitchen, featuring a walk-in scullery and seamless connection to the open-plan dining and living spaces - ideal for entertaining family and friends. A second living area, separate laundry, and double internal-access garage provide extra space and flexibility to suit your lifestyle. Step outside to the fully fenced backyard - a blank canvas ready for your vision. Whether you're dreaming of landscaped gardens, a play area for the kids, or a private alfresco retreat, the options are endless.

Marketed By:

Brianne Bignell

021 400 979

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