

# Pohutukawa Coast & Country PROPERTY GUIDE

August 2020



## NO BRAINER

**44 Constellation Avenue, Spinnaker Bay**

**Auction: 10am Tuesday 25 August**

**Open Homes: Saturday and Sunday 1:00-1:30pm**

This 4 bedroom home offers a generous floor area of approximately 250m<sup>2</sup>. A freshly painted interior, brand new carpet and a low maintenance brick and tile exterior makes for easy living. Bi-fold doors off the dining and living spaces open wide, flowing out to the sunny paved barbecue zone that comes complete with pizza oven. There's a fireplace in the lounge to keep you cosy, plus you also have the luxury of 4 heat pumps to provide year round climate control. There's a home ventilation system as well. If you're a car buff you'll love the triple car garaging. A bonus is the bore water supply so you'll have plenty of water to keep the spa pool topped up.

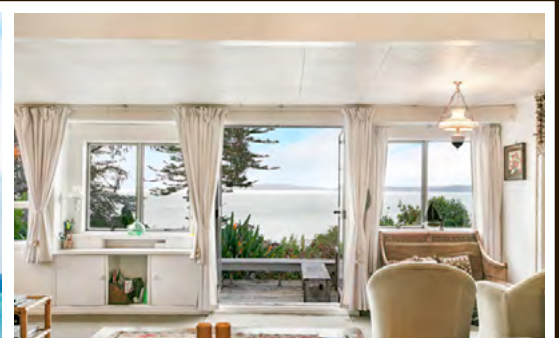
**Marketed By: Special Agents 003**

Ian Boswell 027 285 9314,

Nicolette Hale 027 702 9157,

Jenny Chandler 0204 000 2564

**BARFOOT & THOMPSON**  
Licensed Real Estate



## YOUR SLICE OF PARADISE?

**26 Craig Road, Maraetai**

**Set date sale - 4:00pm Thursday 20 Aug 2020**

**Open: Saturday & Sunday 12:45-1:30pm**

Without sounding cliché, opportunities like this one do not come up often. Situated above Omana Beach is this quintessential 1960s weatherboard bach. At the bottom of the garden is a gate that opens onto council-owned conservation land, leading directly to the beach. This is the first time this property has come to market, make sure that you don't miss this unique opportunity.

**Marketed by:**

Brianne Bignell

021 400 979

OFFICE: 09 536 7011

Lighthouse Real Estate Ltd

- Licensed (REAA 2008)



There are a lot of reasons why more people are entrusting the sale of their property with Ray White Beachlands. Here are some of them:

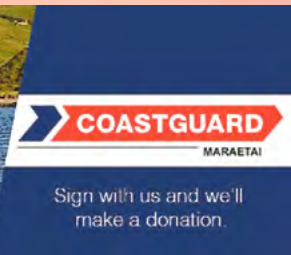
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MARAETAI BOWLING CLUB

LIGHTHOUSE REAL ESTATE LIMITED Licensed - (REAA 2008) +64 (9) 536 7011 beachlands.nz@raywhite.com rwbeachlands.co.nz



For Sale



RayWhite.

10 Crossland Place, Maraetai

5 2 2 2

Nestled amongst a tree-lined, privately situated north facing site in the heart of Omana, an absolute art form of quality and stature lies in waiting. Trusted building materials are immediately evident as you wander up the driveway. The full scope of what is behind it's very polished front entrance will have you expecting something very special indeed - and you will not be disappointed. Designed for families with entertaining

in mind, it will also appeal to 'lock and leave' lifestyles who demand high-end functionality when at home. Sympathetic to its mature, park like surroundings yet impressive to say the least, this executive home has only enhanced the soul of the site. A site which until recently remained as a remnant of an exclusive Maraetai development from decades-past. Truly something special.

**For Sale**  
Expressions of Interest close  
Thursday 4:00pm 27th Aug 2020  
(Unless sold prior)

**View**  
Sat / Sun 12:15-12:45pm

**Brianne Bignell**  
021 400 979  
brianne.bignell@raywhite.com  
**ELITE**  
PERFORMER 19-20

**Elise Obern**  
021 182 5939  
elise.obern@raywhite.com

[rwbeachlands.co.nz/BCH20599](http://rwbeachlands.co.nz/BCH20599)  
Lighthouse Real Estate Ltd Licensed (REAA 2008)





211 Jack Lachlan Drive, **Beachlands**

3 2 1 2

This townhouse is a class act! American Oak flooring greets you at the entrance and flows through to the kitchen and living areas. Downstairs comprises of kitchen, living, powder room and the option of a fourth bedroom or second living, depending on your family's needs. Upstairs has 3 double bedrooms (one with an ensuite) plus the main bathroom. The outdoor area is a great size with a covered deck, pull down

shade curtains astro-turf and paving. It's high impact with low maintenance, without compromising on space. Just a few minutes walk to Pine Harbour Marina, there are many amenities on your doorstep, from the ferry to Auckland City, multiple dining options and more. If you're looking for modern, contemporary, low maintenance living, your search is over.

**For Sale**  
Expressions of Interest Close  
4.00pm Thursday 27th August  
2020 unless sold prior.

**View**  
Sat / Sun 11:45 - 12:15pm

**Brianne Bignell**  
021 400 979  
brianne.bignell@raywhite.com  
**ELITE**  
PERFORMER 18-19  
**Melissa Wright**  
021 181 1840  
melissawright@raywhite.com

**rwbeachlands.co.nz/BCH21425**  
Lighthouse Real Estate Ltd Licensed (REAA 2008)

# 40 Constellation Ave, Spinnaker Bay **SOLD** by Mitchel Ter Weijden

**RayWhite.**



Method of Sale: Expressions of Interest  
Number of Inspections: 76  
Offers Received: 9 (from multiple buyers)

**Call Mitchel Ter Weijden - Licensee Salesperson**  
+64 21 576 443  
mitchel.terweijden@raywhite.com  
**LIGHTHOUSE REAL ESTATE LIMITED** Licensed (REAA 2008)





56 Rewa Road, **Maraetai**

2 1 2 2

Tucked away, elevated and shrouded in privacy a contemporary sub-tropical haven awaits. With a versatile open plan layout, this modernist home with its use of stainless steel in the entertainers' kitchen complements the styling both indoors and out. A relaxed theme flows throughout and is only accentuated by the garden setting beyond, which is clearly a visual treat from every room.

Currently, with two bedrooms the scope to further develop the property and therefore add more value is plainly evident. But for the meantime, or indefinitely for that matter, it is a home that will satisfy your needs and invigorate your senses. Make the time to visit this special garden enclave with confidence - you will not be disappointed!

**For Sale**  
By Negotiation  
  
**View**  
Sat / Sun 1:00-1:30pm

**Mitchel Ter Weijden**  
021 576 443  
mitchel.terweijden@raywhite.com

[rwbeachlands.co.nz/BCH21444](http://rwbeachlands.co.nz/BCH21444)  
Lighthouse Real Estate Ltd Licensed (REAA 2008)



13 Thistle Close, **Beachlands**

5 3 2

Positioned for views, sun and a quality lifestyle this executive family home located in the heart of Spinnaker Bay beckons. Low maintenance outside, quality fixtures and fittings inside, it's a home with wide ranging appeal. With a high stud, living zones on both levels, well appointed

With a high stud, living zones on both levels, well appointed bathrooms and a total of 4 bedrooms this home will enable you to spread out in comfort, privacy and style. Check out the video in the first instance, then call to make a time to view. Your new elevated lifestyle awaits...

**For Sale**  
\$1,298,000  
  
**View**  
Sat Only 11:15 - 11:45am

**Brianne Bignell**  
021 400 979  
brianne.bignell@raywhite.com  
**ELITE**  
PERFORMER 18-19  
  
**Paula Jooste**  
0210 290 8007  
paula.jooste@raywhite.com

[rwbeachlands.co.nz/BCH21356](http://rwbeachlands.co.nz/BCH21356)  
Lighthouse Real Estate Ltd Licensed (REAA 2008)





10 Columbia Crescent, **Beachlands**



Though it has been a very mild winter, it's also good to know the sun is on its way - and with it the seasonal festivities we all enjoy. Here at 10 Columbia Crescent, there's inspiration at every turn. Wide north facing views capture maximum light, sun and sights. Enjoy from the deck on the upper level or from within the home, which benefits from vaulted ceilings and plenty of glass that wraps around the living zones

of the home. The two level layout creates defined areas for conviviality as well as intimacy, depending on your mood and the occasion. The site is easily accessed from the road, benefits from a garage at the rear with plenty of offstreet parking - and access to the adjoining reserve. On the northern-most boundary the pool complex basks in maximum sun and is easily accessed via the ground level living .

**Auction**  
12:00pm, Sunday 6 September  
2020

**View**  
Sat / Sun 12:45 - 1:15pm

**Brianne Bignell**  
021 400 979  
brianne.bignell@raywhite.com

**ELITE**  
PERFORMER 18-19

**Paula Jooste**  
0210 290 8007  
paula.jooste@raywhite.com

[rwbeachlands.co.nz/BCH21447](http://rwbeachlands.co.nz/BCH21447)

Lighthouse Real Estate Ltd Licensed (REAA 2008)

# Looking for Professional Advice, Personal Service and Premium Returns? Landlords – Look no further!



## INTRODUCING THE RAY WHITE BEACHLANDS RENTALS & PROPERTY MANAGEMENT TEAM:

Rex Bignell - Head of Department  
+64 (9) 536 7011 [rex.bignell@raywhite.com](mailto:rex.bignell@raywhite.com)

Lindi Therond - Accounts & Administration  
+64 (9) 536 7011 [beachlands.nz@raywhite.com](mailto:beachlands.nz@raywhite.com)

Richel Barlow - Letting & Business Development  
+64 (21) 433 052 [richel.barlow@raywhite.com](mailto:richel.barlow@raywhite.com)

Tracey Royal - Letting & Property Management  
+64 (21) 400 297 [rentals.beachlands@raywhite.com](mailto:rentals.beachlands@raywhite.com)

Karen Leckner - Letting & Property Management  
+64 (21) 433 056 [karen.leckner@raywhite.com](mailto:karen.leckner@raywhite.com)

**CALL THE RAY WHITE BEACHLANDS RENTALS & PROPERTY MANAGEMENT TEAM  
YOUR “GO TO” FOR ALL YOUR LETTING & TENANCY NEEDS**

**LIGHTHOUSE REAL ESTATE LIMITED** Licensed - (REAA 2008) +64 (9) 536 7011 [beachlands.nz@raywhite.com](mailto:beachlands.nz@raywhite.com) [rwbeachlands.co.nz](http://rwbeachlands.co.nz)





## Welcome Allan Preece to the Beachlands branch

Allan may be new to Barfoot & Thompson but he is far from new to the real estate world. He's had over 26 years in the industry and is looking forward to getting stuck in doing what he does best – selling houses and getting to know the community. Allan is excited to be able to offer a fresh market perspective along with a new level of service to the people of the Pohutukawa Coast and rural surrounds.

If you would like to discuss anything real estate or would like to know the current value of your home, call:

**Allan Preece**  
021 746 766

[barfoot.co.nz/a.preece](http://barfoot.co.nz/a.preece)

**BARFOOT  
THOMPSON &**  
LICENSED REAA 2008



Boundary Lines Indicative Only

### BUCKLAND

175 PARKER LANE

Be the envy of your friends with this great lifestyle block, the home features four big bedrooms plus sleepout, 2.5 bathrooms and a multitude of living options both inside and out.

**FOR SALE** \$1,099,000

**VIEWING** Sunday 3:00 - 3:30pm  
[www.barfoot.co.nz/794801](http://www.barfoot.co.nz/794801)

**Allan Preece** 021 746 766  
Beachlands 09 536 4990



### MANGATAWHIRI

775 KOHEROA ROAD

This property offers tucked-away privacy & parklike grounds complete with a near new high-quality home. This home caters to a variety of needs, currently configured as a 3 bdrm + study & huge rumpus. A must to view!

**FOR SALE** By Negotiation

**VIEWING** Sunday 11:30am - 12:00pm  
[www.barfoot.co.nz/794301](http://www.barfoot.co.nz/794301)

**Allan Preece** 021 746 766  
Beachlands 09 536 4990



### PUKEKOHE

1/132 WELLINGTON STREET

A neat package of brick exterior and low maintenance living, the sunny open plan, dining, lounge and huge kitchen extends seamlessly to alfresco living on the deck. 3 spacious bedrooms. A fabulous private location.

**FOR SALE** By Negotiation

**VIEWING** Sun 2:00 - 2:30pm  
[www.barfoot.co.nz/793872](http://www.barfoot.co.nz/793872)

**Allan Preece** 021 746 766  
Beachlands 09 536 4990



### TUAKAU

2584 RIVER ROAD

A beautifully renovated 1930s weatherboard bungalow. 3 generous bedrooms, up to the minute decor, new kitchen & bathroom, new heat pump & insulation so it's cosy & warm.

**AUCTION** 10:00am 11 Aug 2020 at 62 Highbrook Drive, East Tamaki (unless sold prior)

**VIEWING** Sundays 2:00 - 2:30pm  
[www.barfoot.co.nz/793836](http://www.barfoot.co.nz/793836)

**Allan Preece** 021 746 766  
Beachlands 09 536 4990

## What do Beachlands and Whitford have in common?



## Lance Pemberton

Lance Pemberton with over 20 years experience with Barfoot & Thompson has taken over as branch manager for both Beachlands and Whitford branches. Lance is excited about the beauty of the area and the strong structured growth the area is experiencing.

## REAL ESTATE SALES

Step up to excellence...

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Barfoot & Thompson Beachlands is looking for a good sales agent to join our highly successful office. You will be working with some of the best and most professional agents in the business today. Our core team is dedicated and loyal to our community and our brand. You will be exposed to a great team spirit backed by total support on your path to success.

If you have an outstanding ability or are working towards your dream of success then come and have a chat with me in the strictest of confidence. Barfoot & Thompson offer world class training and ongoing support for you to always stay on top of your game.

Important! We are looking for a local sales agent but also keen on those that want to live in our little paradise but still sell back in the surrounding suburbs. You are not limited by any geographical boundaries.

Interested or maybe just curious? Then let me show you how much more you could earn under our brand.

**Contact: Lance Pemberton - Branch Manager**  
**Email:** [lpemberton@barfoot.co.nz](mailto:lpemberton@barfoot.co.nz)  
**Mob:** 021 347 400



Beachlands 09 536 4990  
Whitford 09 530 8292  
[www.barfoot.co.nz](http://www.barfoot.co.nz)

**BARFOOT  
THOMPSON &**  
LICENCED REAA 2008



## BEACHLANDS

### 56 COLUMBIA CRESCENT

The ideal home for a large family that needs lots of space, or an extended family living arrangement. Close to School, local shops, parks, sports facilities and beaches.

**FOR SALE \$1,650,000**

**VIEWING** Sunday 1:00-1:30PM  
[www.barfoot.co.nz/792759](http://www.barfoot.co.nz/792759)

**Kobus Steyn** 022 350 2428  
Beachlands 09 536 4990



## BEACHLANDS

### 27B EALING CRESCENT

If you can't decide whether to have the beach back or the luxury Auckland home - why not have both! Located on one of Beachlands best streets, it's just a stone's throw from the waterfront, beach access & with lovely views.

**FOR SALE \$2,300,000**

**VIEWING** Phone For Viewing Times  
[www.barfoot.co.nz/787911](http://www.barfoot.co.nz/787911)

**Matthew Brown** 027 549 4673/09 536 6569  
Beachlands 09 536 4990



## BEACHLANDS

### 44 CONSTELLATION AVENUE

With a tried & true formula, this 4 bdrm home in sought after Spinnaker Bay offers a generous floor area of 250m<sup>2</sup> & all the comforts you'd expect in a modern home.

**AUCTION** 10:00am 25 Aug 2020 at 62 Highbrook Drive, East Tamaki (unless sold prior)

**VIEWING** Phone For Viewing Times  
[www.barfoot.co.nz/795141](http://www.barfoot.co.nz/795141)

**Ian Boswell** 027 285 9314 A/H 09 530 8403  
Beachlands 09 536 4990



## BEACHLANDS

### 79 INTREPID CRESCENT

If it's a generous family home with a floor area of over 350m<sup>2</sup> in desirable Spinnaker Bay you're after -let's talk turkey, our owners have realistic expectations & are happy to negotiate.

**FOR SALE** By Negotiation

**VIEWING** Phone Ian, Nicolette, Jenny  
**SPECIAL AGENTS 003**  
[www.barfoot.co.nz/790765](http://www.barfoot.co.nz/790765)

**Jenny Chandler** 0204 000 2564  
[www.003.co.nz](http://www.003.co.nz) 09 536 4990



## BEACHLANDS

### 59 NINTH VIEW AVENUE

Live & work at the marina with this 3 bdrm, 3 bthrm townhouse. Just a minute's stroll to get a morning coffee for your commute, or a meal when you get home, could it get any better?

**FOR SALE** BY NEGOTIATION

**VIEWING** Phone Ian, Nicolette or Jenny  
**SPECIAL AGENTS 003**  
[www.barfoot.co.nz/786260](http://www.barfoot.co.nz/786260)

**Ian Boswell** 027 285 9314  
Beachlands 09 536 4990



## BEACHLANDS

### 24 SUNKIST BAY ROAD

Set on a 999m<sup>2</sup> (more or less) level site and with the beautiful Sunkist Bay beach just down the road, you'll love the location here. 3 generous bedrooms + 4th bedroom/study.

**AUCTION** 10am Tue 11 Aug @ 62 Highbrook Dr, East Tamaki (unless sold prior)

**VIEWING** Phone Ian, Nicolette, Jenny  
[www.barfoot.co.nz/792795](http://www.barfoot.co.nz/792795)

**Special Agents 003** Ian 027 285 9314  
Beachlands 09 536 4990



## BEACHLANDS

### 87 FIRST VIEW AVENUE

Designed and built specifically for extended family in mind, this contemporary home in established Beachlands really is the ultimate space for multi-generational living.

**FOR SALE** By Negotiation

**VIEWING** Phone Ian, Nicolette, Jenny  
**SPECIAL AGENTS 003**  
[www.barfoot.co.nz/792795](http://www.barfoot.co.nz/792795)

**Ian Boswell** 027 285 9314  
[www.IanBoswell.co.nz](http://www.IanBoswell.co.nz) 09 536 4990



## BEACHLANDS

### 2 THE WAY

This light filled home has been carefully designed to capture all day sun from it's North facing position. Gorgeous views of the Hauraki Gulf can be enjoyed from the upper level.

**FOR SALE** By Negotiation

**VIEWING** Phone Ian, Nicolette, Jenny  
**SPECIAL AGENTS 003**  
[www.barfoot.co.nz/793021](http://www.barfoot.co.nz/793021)

**Special Agents 003** Jenny 0204 000 2564  
Ian 027 285 9314 09 536 4990



## MARAETAI

### 7 SEA VIEW TERRACE

Ideal for families this home boasts five double bedrooms, four of which are surprisingly large. There is a large double garage complete with its own bathroom. And best of all a heated saltwater swimming pool!

**FOR SALE \$1,297,000**

**VIEWING** Sat 12:00 - 12:30pm  
[www.barfoot.co.nz/786285](http://www.barfoot.co.nz/786285)

**Mike Deverell** 021 466 300  
Beachlands 09 536 4990



## MARAETAI

### 19A MARAETAI HEIGHTS ROAD

If you're looking for a section with good sea views & land that gives you budget flexibility to either go hard or go tight, then this may be the perfect section for you! Over 715 sqm's in one of Maraetai's most desirable addresses.

**FOR SALE \$610,000**

**VIEWING** Phone For Viewing Times  
[www.barfoot.co.nz/790029](http://www.barfoot.co.nz/790029)

**Ian Boswell** 027 285 9314 A/H 09 530 8403  
Beachlands 09 536 4990



## MARAETAI

### . MARAETAI SCHOOL ROAD

This subdivision offers the best value sections in the area! If you're looking for a building site in a quality subdivision, look no further! Sections range from 600m<sup>2</sup> to well over 1000m<sup>2</sup>, build from just 180m<sup>2</sup>, single level or 2 storey.

**FOR SALE**

**VIEWING** Sat and Sun 10:30 - 11:30am  
[www.barfoot.co.nz/782464](http://www.barfoot.co.nz/782464)

**Mike Deverell** 021 466 300/09 536 4427  
Beachlands 09 536 4990



## WHITFORD

### 19 AMBROSE LANE

This beautiful country home on just over 3 acres in the very desirable lifestyle location of Whitford, may just be the property you've been waiting for.

**FOR SALE \$2,895,000**

**VIEWING** Phone Nicolette or Jenny  
**SPECIAL AGENTS 003**  
[www.barfoot.co.nz/793683](http://www.barfoot.co.nz/793683)

**Nicolette Hale** 027 702 9157  
[www.SpecialAgents003.co.nz](http://www.SpecialAgents003.co.nz) 09 536 4990



## BOTANY DOWNS

### 28B MCCAHL VIEWS

Located a popular culdesac & set well back from the road. Recently redecorated offering easy living over 2 levels. Conveniently located close to amenities & in good school zones.

**AUCTION** 10:00am 25 Aug 2020 at 62 Highbrook Drive, East Tamaki (unless sold prior)

**VIEWING** Sat and Sun 3:00 - 3:30pm  
[www.barfoot.co.nz/795017](http://www.barfoot.co.nz/795017)

**Matthew Brown** 027 549 4673/09 536 6569  
Beachlands 09 536 4990



## KAWAKAWA BAY

### 99 KAWAKAWA BAY COAST ROAD

With nothing to do to this home, with its new kitchen, bathrooms, decor & paintwork, you might want to put your feet up and read a book out on the wraparound deck while the Tui's sing in the treetops. Call now for more information.

**AUCTION** By Negotiation (unless sold prior)

**VIEWING** Phone For Viewing Times  
[www.barfoot.co.nz/793498](http://www.barfoot.co.nz/793498)

**Matthew Brown** 027 549 4673/09 536 6569  
Beachlands 09 536 4990



## WHITFORD

### 56 POTTS ROAD

This timeless property offers a perfect blend of old and new and is located on an elevated private ten acres with sweeping lawns and stunning water views looking down the Turanga Estuary and out to the gulf islands.

**FOR SALE** By Negotiation

**VIEWING** Phone For Viewing Times  
[www.barfoot.co.nz/787751](http://www.barfoot.co.nz/787751)

**Kathryn Morris** 027 486 3488 A/H 09 530 8694  
Beachlands 09 536 4990

**BARFOOT  
THOMPSON &**  
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**Showhome:**  
10 Horsefields Drive, Flat Bush  
Open Sat-Sun 12pm-4pm

**Showroom/Office:** Corner Ti Rakau Drive,  
53 Huntington Drive, Botany, Manukau  
Open Mon-Fri 8am-5pm



**Signature**  
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# The importance of good project organisation

## - by Refresh Renovations

No – I am not calling it project management...as there is so much more required in a renovation.

No matter how large or small a project is, there are a number of aspects that need to be considered. Understanding the environment, access to the home and who will be living in the home while the project is underway are all things that need to be taken into account. And what about things like:

- Are the clients shift workers?
- Is there a baby in the home or a dog?

- How will the clients and the tradies receive communication?
- How do we know who is coming and going and when?
- Are all the tradies on the same page?
- Are council inspections taken care of?
- Is your home safe in terms of Work Safe?

And that's just to mention a few!

Refresh has a comprehensive project management system which allows us to control the process, timelines and budgets.

Everyone working on the project

can see up to date information on build progress 24/7.

Our commitment to technology means your renovation will run smoother and faster. Our clients can log into the system and see how the project is tracking and view photos and videos from the project site. Daily logs can be viewed and all parties involved in the project can take part in all discussion areas and decision making.

Here's what one client had to say: "I really trusted Kim because she was here on-site with my colour choices and the different specs which were going to be used. She was incredibly

easy to work with and really helpful. The online customer portal was amazing. It allowed us to have a bird's eye view while we were in America, so it felt as if we were walking beside everyone while they were here and we were over there. I've gone on to suggest it to

friends who are overseas and having renovations done."

There is a process of 'who is required at what stage' on the project. Coordinating/managing the steps of a project is extremely important.

This includes the number of

**CONTINUED ON PAGE 11**



## Refresh will manage your renovation for you

### Your local home renovation specialists:

- We'll manage the entire project for you
- Cloud based software so you can view progress and make product choices online
- Specialists at completing projects for out of town clients
- We do all types of renovations from kitchens and bathrooms to complete home makeovers



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[www.refresh.co.nz](http://www.refresh.co.nz)

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**G.J. Gardner.** **HOMES**



# WELCOME TO WAIKŌPUA



Passionate about great design in harmony with the natural beauty of the landscape? You'll be in good company at Waikōpua.

This world class rural and coastal paradise encompasses a well connected community where expansive, easy-to-maintain sites hug the land on a hilltop bordering beautiful native kauri forest with spellbinding views across the Gulf - a magical place to live near beautiful beaches, Pine Harbour Marina, golf courses, pony clubs, bike tracks, wineries, local markets, cafes, restaurants and shops. Think Waiheke Island, but within easy reach.

No expense has been spared in developing an exquisite, gated luxury lifestyle destination where everything has been completed to the highest standard. To celebrate an exceptional setting and to protect your investment, strict design covenants apply. All homes must be designed by registered architects. As Auckland's best new subdivision, we're proud to deliver a breathtaking, no-compromise setting. The image displayed is a render of the end result of a Crosson Architects designed home currently under construction.

Waikōpua is not for everyone, but that's the whole point. A relaxing 35 minute ferry ride to Auckland's downtown and 25 minutes to the airport. Indulge in the ultimate luxury of creating your dream home in a sublime coastal setting. A once-in-a-lifetime opportunity.

\*Image is a render of a home currently under construction.

599 Whitford-Maraetai Road, Whitford, Auckland

Contact us to organise a guided tour

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+64 27 251 9299  
paul.hebditch@nzsir.com

Sue Denby  
+64 27 291 4532  
sue.denby@nzsir.com

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## The importance of good project organisation

CONTINUED FROM PAGE 9

tradies on site at one time, the parking, site security, managing hazards and managing the power, waste control and deliveries of materials. It all takes some organising at every level throughout the whole project, right through to completion, to ensure the build is to code and to our standards.

Back in the office, even when clients have moved in, we are still working to deal with compliance certificates and to produce statements for final sign off from the council.

Research carried out by BRANZ shows that typical renovation projects waste 30% of the money being spent. The reason for this is that the projects are disorganised, poorly planned with poor communication.

Contact Refresh today for a planned and well coordinated renovation.

PROJECT ORGANISATION!

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CONCEPT TO COMPLETION



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# Pohutukawa Coast & Country OPEN HOMES

OPEN HOMES - SATURDAY 15 AUGUST & SUNDAY 16 AUGUST 2020 - MORE INSIDE BACK COVER

SATURDAY	SUNDAY	PRICE	ADDRESS	DESCRIPTION	OFFICE
11:45-12:15	11:45-12:15	Expressions of Interest	211 Jack Lachlan Drive, Beachlands	4 Bedrooms, 2 Bathrooms, Finesse Personified Pine Harbour Marina	RayWhite, Beachlands
	11:00-11:30	\$1,195,000	59 Ninth View Avenue, Beachlands	3 bdrm, 3 bthrm Executive townhouse	Barfoot&Thompson
	11:00-11:30	\$1,139,000	9 Quarters Lane, Beachlands	4 Bdrms, 2 Bthrms, Lifestyle Is More Important Pine Harbour Marina	RayWhite, Beachlands
11:15 - 11:45		\$1,298,000	13 Thistle Close, Beachlands	5 Bedrooms, 3 Bathrooms, Elevate Your Lifestyle	RayWhite, Beachlands
12:45-1:15	12:45-1:15	Auction	10 Columbia Crescent, Beachlands	4 Bedrooms, 2 Bathrooms, Spinnaker Bay With a Pool!	RayWhite, Beachlands
12:00 - 12:30	12:00 - 12:30	\$1,298,000	21 Thistle Close, Beachlands	5 Bedrooms, 3 Bathrooms, Lean On Me	RayWhite, Beachlands
12:00 - 12:30	12:00 - 12:30	Auction	24 Sunkist Bay Road, Beachlands	4 dbl bdrms, study, dbl gge, 3 bthrms	Barfoot&Thompson
12:00 - 12:30	12:00 - 12:30	\$2,300,000	27B Ealing Crescent, Beachlands	6 bdrms, 2 living, study, 4.5 bthrms, dbl gge	Barfoot&Thompson
12:00 - 12:30		\$1,297,000	7 Sea View Terrace, Maraetai	5 bdrms, 3 bthrms, beautiful sea views	Barfoot&Thompson
12:15 - 12:45	12:15 - 12:45	Expressions of Interest	10 Crossland Place, Maraetai	5 Bedrooms, 2 Bathrooms, Urban Soul	RayWhite, Beachlands
12:45-1:30	12:45-1:30	Expressions of Interest	26 Craig Road, Beachlands	2 Bedrooms, 1 Bathroom, Your Slice Of Paradise?	RayWhite, Beachlands
1:00-1:30	1:00-1:30	Auction	44 Constellation Avenue, Beachlands	4 dbl bdrms, 2 living, triple gge, 3 bthrms	Barfoot&Thompson
1:00-1:30	1:00-1:30	By Neg	56 Potts Road, Whitford	5 bdrms, 6 living, sleepout, 4 bthrms, 4 gge	Barfoot&Thompson
	1:00-1:30	By Neg	6 Stockmans Lane, Pukekohe	4 dbl bdrms, sleepout, 1 bthrm, dbl gge	Barfoot&Thompson
	1:00-1:30	\$1,650,000	56 Columbia Crescent, Beachlands	6 bdrms, 2 living, study, 3.5 bthrms, dbl gge, granny flat	Barfoot&Thompson
1:00-1:30	1:00-1:30	By Neg	56 Rewa Road, Maraetai	2 Bedrooms, 1 Bathroom, Garden of Rewa	RayWhite, Beachlands
	1:00-1:30	Auction	2584 River Road, Tuakau	3 bdrms, 1 bth, dbl gge	Barfoot&Thompson
2:00-2:30	2:00-2:30	Expressions of Interest	1B Shelly Bay Road, Beachlands	3 Bedrooms, 2 Bathrooms, Big, Bold & Beautiful	RayWhite, Beachlands
	2:00-2:30	By Neg	2 The Way, Beachlands	5 bdrms, 2 living, study, 4 bthrms, dbl gge	Barfoot&Thompson
2:00-2:30	2:00-2:30	By Neg	79 Intrepid Crescent, Beachlands	5 bdrms, 4 living, 3 bthrms, triple gge	Barfoot&Thompson
	2:00-2:30	By Neg	1/132 Wellington Street, Pukekohe	3 dbl bdrms, 1 bthrm, sgl gge	Barfoot&Thompson
3:00-3:30	3:00-3:30	Auction	87 First View Avenue, Beachlands	6 bdrms, 3 living, 4 bthrms, 3 gge	Barfoot&Thompson
3:00-3:30	3:00-3:30	Auction	28B McCahill Views, Botany Downs	4 bdrms, 2 bthrms, dbl gge	Barfoot&Thompson
3:00-3:30	3:00-3:30	\$1,099,000	175 Parker Lane, Buckland	4 dbl bdrms, 2 bthrms, sleepout, 8 car gging	Barfoot&Thompson

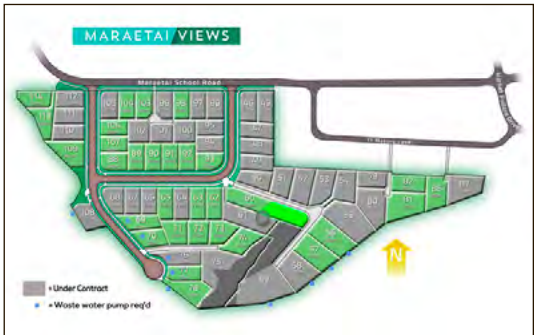




# Pohutukawa Coast & Country OPEN HOMES

OPEN HOMES - SATURDAY 15 AUGUST & SUNDAY 16 AUGUST 2020 - MORE INSIDE BACK COVER

SATURDAY	SUNDAY	PRICE	ADDRESS	DESCRIPTION	OFFICE
10:30-11:30	10:30-11:30	\$470,000	Lot 66-1 Maraetai School Road, Maraetai	600m <sup>2</sup> section in Great Location	Barfoot&Thompson
10:30-11:30	10:30-11:30	\$730,000	Lot 99-1 Maraetai School Road, Maraetai	619m <sup>2</sup> section in Great Location	Barfoot&Thompson
10:30-11:30	10:30-11:30	\$580,000	Lot 48-1 Maraetai School Road, Maraetai	732m <sup>2</sup> section in Great Location	Barfoot&Thompson
	11:30-12:00	by Neg	775 Koheroa Road, Mangatawhiri	3 bdrm + study, large dbl gge + shed.	Barfoot&Thompson



## MARAETAI VIEWS SECTIONS

Over 50% now gone! This subdivision offers the best value sections in the area! If you're looking for a building site in a quality subdivision, look no further! Sections range from 600m<sup>2</sup> to well over 1000m<sup>2</sup>, build from just 180m<sup>2</sup>, single level or 2 storey. Prices start from **\$470,000**. There are both rural and sea views on offer here, and just a few minutes drive from the beach and Omana regional park to enjoy some quality family time.

Open homes: Saturday & Sunday 10.30-11.30am

Marketed by: **MKS** - Matt Kath Stu  
Matthew Brown 0275 494 673  
Mike Deverell 021 466 300



## BIG, BOLD & BEAUTIFUL

1B Shelly Bay Road, Beachlands

Expressions Of Interest close 4:00pm Thursday 20 Aug 2020 (Unless sold prior)

Open: Saturday & Sunday 2:00-2:30pm

This home will tick all of your boxes - and some! There is space galore from the 3-car garaging and off-street parking for the camper van AND the boat, to the third living room in the form of a large rumpus (complete with projector). This home has kept up with the times over the years. The bathrooms have been beautifully renovated and the interior has recently been freshly painted throughout.

Marketed By:  
Melissa Wright  
021 181 1840  
OFFICE: 09 536 7011  
Lighthouse Real Estate Ltd  
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