

# Pohutukawa Coast & Country PROPERTY GUIDE

October 2020



## WAVE - GOOD - BUY

**9 Rewa Road, Maraetai**

**Auction: 10am Tuesday 20th October**

**Open Homes: Sat & Sun 12:00-12:30pm**

If you're looking for an affordable home and you like the idea of being so close to the beach that you can hear the waves, then check this place out! Inside and out has undergone a massive makeover. The open plan family living and kitchen is super sharp and full of light with high ceilings and offers you all the conveniences of modern living. There's 2 double bedrooms and both come with their very own stylish ensuites. A separate air conditioned second lounge opens out onto a spacious split level entertaining deck where you can kick back and relax after a fun day down on the beach. Set on an 990sqm (approx) section and backing onto a beautiful native bush reserve.

**BARFOOT & THOMPSON**

Marketed By: Special Agents 003 - Ian Boswell 027 285 9314, Nicolette Hale 027 702 9157, Jenny Chandler 0204 000 2564



## NEW CARPET & PAINT - READY TO MOVE IN!

**119 First View Ave, Beachlands**

**Price: By Negotiation**

**Open home: Sunday 12.30-1.00pm**

A new paint job throughout and brand new carpet, an ideal opportunity for an investment or second home with excellent accommodation options. Four bedrooms plus office/single bedroom. Sunny front yard and fully fenced. Covered patio area at rear. Wet back and double glazing.

Here is a fantastic opportunity to secure a property in a sought-after area, that is entry level value for the big accommodation options it offers, just down the road from the beach. Where else can you buy a 4-5 bedroom home with 3 bathrooms for under \$1m?

**Harcourts**

Marketed By: Karen Hay: 021 448 191 OFFICE: 09 536 6121 Group One Realty Limited Licensed Agent (REAA 2008)



## MAKE HAY WHILE THE SUN SHINES

**115 Maraetai Dr, Maraetai**

**For Sale By Auction: Auction Onsite Sunday 18th October at 4:00pm (Unless Sold Prior)**

**Open homes: Sat & Sun 1.00-1.30pm**

The sun is shining and the weather is sweet! Regardless of that, there's a constant here at 115 Maraetai Drive: With a double income opportunity, its a sure-fire way to start (or extend) your property portfolio with great returns available rain hail or shine...

**RayWhite**

Marketed By: Elise Obern 021 182 5939 OFFICE: 09 536 7011 Lighthouse Real Estate Ltd - Licensed (REAA 2008)



# Inside the villas at Pohutukawa Landing

## -by Metlifecare

Construction has started on the first stage of this new full-care retirement village on the Pohutukawa Coast, with 32 villas now on sale.

Situated on the magical Pohutukawa Coast, Metlifecare's Pohutukawa Landing is an exercise in high-quality, design-led retirement village living. Spacious and predominantly low-rise, the development has been designed by leading architects Peddlethorp Aiken to celebrate its coastal location and the region's abundant agricultural, especially horticultural, history.

The first stage to be completed consists of 32 independent living villas. Generously proportioned, the average footprint is 117m<sup>2</sup> with a higher-than-usual stud height of 2.7m. The feeling of abundant space and room to breathe is all around, starting with a lower density of building across the site and a plan that's open and uncrowded. Gardens and parks, a central stream and walkway, the spacious boulevard lined with large Pohutukawa trees and full-width streets that connect everywhere – there's plenty of space to enjoy.

The same feeling influences the details of the villas themselves. A

large kitchen, dining and living area delivers a seamless indoor-outdoor flow to the patio, thanks to doors that pull right back and a flush threshold. Other touches include the generous 1.2m wide doorways and walk-in shower in the large, tiled bathroom. Bedrooms are queen-size with built-in wardrobes for storage, and a walk-in wardrobe for the master bedroom. Sitting on an east-west axis, all villas get both morning and afternoon sun, furthering that airy, open feeling.

Before plans were firmed up, research among locals, especially those approaching retirement, influenced the architectural flavour. The result is that the villas look and feel contemporary inside and out, characterised by clean, simple lines with a dash of sophistication and luxury. Rather than one fixed style, the buildings have differing rooflines to add variety.

The fixtures and fittings are pretty generous too. The kitchens come with fitted oven, hob, dish drawer and built-in microwave. A vanity and under-sink unit feature in the bathrooms, as does cosy underfloor heating. And, for owners who get involved early enough in the build process, a wide choice of curtain, carpet and splashback designs is



available.

With villas priced from just \$875K interest has been high right from the outset. Over half of the 32 being released in stage one, scheduled for completion mid-2021, already have interested buyers.

To see for yourself what living in

one of these smart new villas is like you can visit the recently-opened sales centre. Arrange a viewing with Metlifecare's Jo Ashby on 021 786 574, or [joa@metlifecare.co.nz](mailto:joa@metlifecare.co.nz) via email.

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

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HOMES



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YEAR  
WINNER  
2019

5 Flaxfield Lane, Beachlands  
P 09 265 1280





POHUTUKAWA  
LANDING

# EXPLORE THE BEST OF THE POHUTUKAWA COAST AND FIND A PLACE TO BE YOU



Artist's impression.

**SELLING  
NOW:**

BE QUICK, ONLY 32 VILLAS  
AVAILABLE IN STAGE  
ONE, OVER HALF WITH  
STRONG INTEREST  
ALREADY

**Pohutukawa Landing represents a new kind of retirement living, at the heart of our beautiful Pohutukawa Coast. Designed to celebrate the region's tradition of abundance and sharing, with strong community connections.**

- Architecturally-designed community with a wide range of amenities
- Spacious, contemporary villas with large, sunny outdoor areas
- Choice of two-bedroom, two-bed plus study/extra bathroom or three-bedroom
- Open plan kitchen/dining/living area with seamless indoor-outdoor flow
- Internally-accessed garaging, generously-sized tiled bathrooms
- Fully equipped, just add furniture and any free-standing appliances
- 36 nursing care beds and five serviced apartments
- An easy stroll to the cafés and ferries at Pine Harbour marina

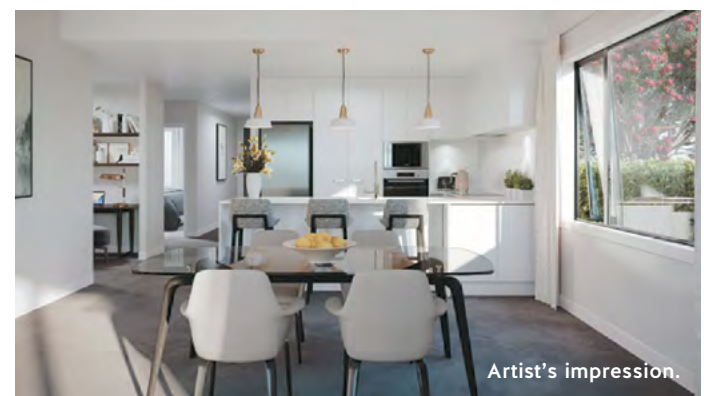
**VILLAS PRICED FROM \$875,000**

► Visit our website at [pohutukawalanding.co.nz](http://pohutukawalanding.co.nz)

**DISPLAY SUITE NOW OPEN, DON'T DELAY**

**Contact Jo Ashby today to book your appointment**

Ph: 021 786 574 or email: [joa@metlifecare.co.nz](mailto:joa@metlifecare.co.nz) | 0800 600 701



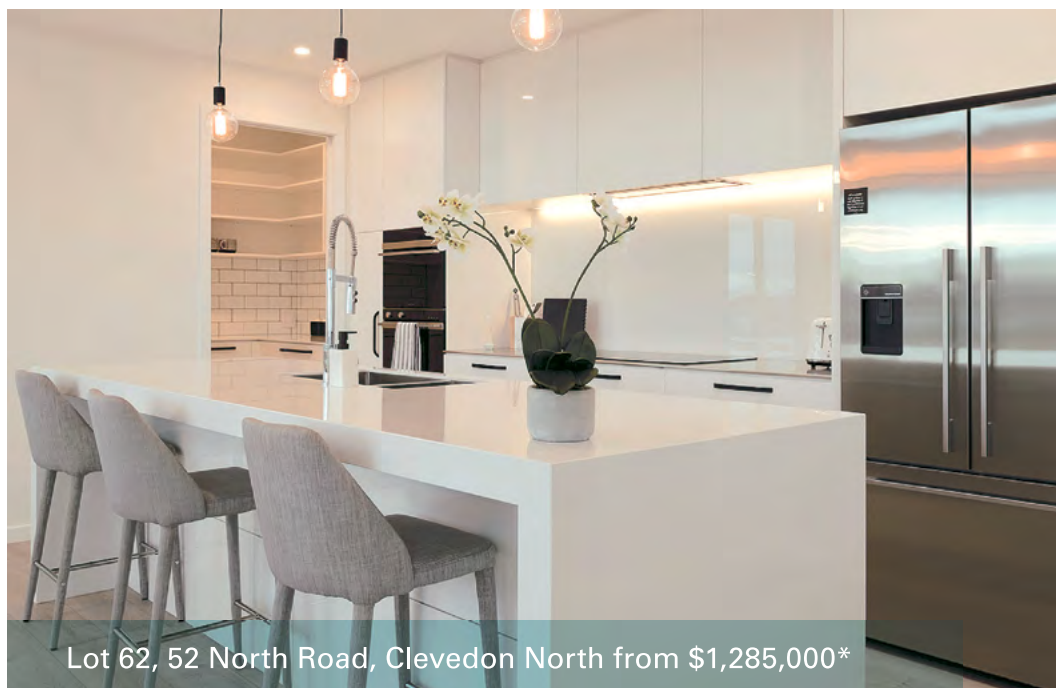
Artist's impression.



Artist's impression.

  
**Metlifecare**  
RETIREMENT VILLAGES





Lot 62, 52 North Road, Clevedon North from \$1,285,000\*



Lot 55, 52 North Road, Clevedon North from from \$1,249,000\*

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### Visit our Showhome

49 Jack Lachlan Drive Beachlands  
Open Sat & Sun 1.00pm – 4.00pm  
09 274 2082 / eastauckland@gjgardner.co.nz

\*Includes house and land.  
Some conditions may apply.  
Images are sample only.

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

# Thinking of Building?



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have a site or are  
looking for one,  
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Contact us today on 0800 102 109 or visit [signature.co.nz](https://signature.co.nz) for more information.

**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



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# **FREE** Auction Marketing!

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Must be listed by 30 November 2020

Contact your local Harcourts Beachlands Sales Consultant for more information

\* Terms & Conditions Apply

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**Beachlands**

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Group One Realty Limited Licensed Agent REAA 2008



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

**BARFOOT  
THOMPSON &**  
LICENSED REAA 2008



### BEACHLANDS

26 ATALANTA WAY

A stunning contemporary brand new home with 4 double bedrooms, 3 bathrooms, designer kitchen and open plan living that opens to a spacious outdoor entertaining area.

**FOR SALE** SOLD Under The Hammer

[www.barfoot.co.nz/795666](http://www.barfoot.co.nz/795666)

**Jenny - Special Agents 003** 0204 000 2564  
Beachlands 09 536 4990



### 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

[www.barfoot.co.nz/792759](http://www.barfoot.co.nz/792759)

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



### BEACHLANDS

23 CONSTELLATION DRIVE

This gorgeous brick and tile single level home of over 230m<sup>2</sup> sits on a large 932m<sup>2</sup> section. There's 4 double bedrooms and an office or use office as a 5th bedroom. 2 living areas.

**FOR SALE** \$1,269,000

[www.barfoot.co.nz/795859](http://www.barfoot.co.nz/795859)

**Nicolette Hale - Special Agents 003**  
027 702 9157 or Beachlands 09 536 4990



### BEACHLANDS

41 CONSTELLATION AVENUE

This contemporary Spinnaker Bay home has so much space to offer with 6 bedrooms, office, and 2 big living areas. There's an awesome outdoor entertaining area with a pizza oven.

**FOR SALE** SOLD Under The Hammer

[www.barfoot.co.nz/795145](http://www.barfoot.co.nz/795145)

**Ian Boswell - Special Agents 003** 027 285 9314  
Jenny Chandler 0204 000 2564 or 09 536 4990



### BEACHLANDS

44 CONSTELLATION AVENUE

This lovely brick and tile home with a generous floor area of 250m<sup>2</sup> includes 4 double bedrooms, 2 bathrooms, 2 lounges, spacious kitchen and the bonus of triple garage garaging.

**FOR SALE** \$1,340,000

[www.barfoot.co.nz/795141](http://www.barfoot.co.nz/795141)

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



### BEACHLANDS

87 FIRST VIEW AVENUE

Designed and built specifically for extended family in mind, this contemporary home has 4 bedrooms and 2 bathrooms in the main house plus 2 bedrooms in a self contained guest wing.

**FOR SALE** SOLD Under The Hammer

[www.barfoot.co.nz/792795](http://www.barfoot.co.nz/792795)

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



### BEACHLANDS

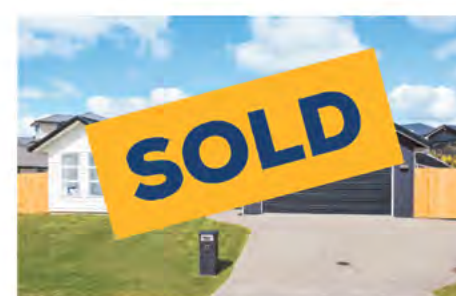
79 INTREPID CRESCENT

This generous family home has a floor area of over 350m<sup>2</sup> with 5 double bedrooms, 4 living areas, 3 bathrooms and triple car garaging. Double glazed windows and ducted air-conditioning.

**FOR SALE** By Negotiation

[www.barfoot.co.nz/790765](http://www.barfoot.co.nz/790765)

**Jenny Chandler** 0204 000 2564  
Beachlands 09 536 4990



### BEACHLANDS

17 KAHAWAIRAHI DRIVE

- Immaculate modern home
- Large 942m<sup>2</sup> section
- Brick and weatherboard
- Stylish kitchen with butler's pantry
- SOLD BY PRE-AUCTION OFFER

**AUCTION** 1st October 5.30pm 42 Wakelin Rd. Beachlands (unless sold prior)

[www.barfoot.co.nz/797892](http://www.barfoot.co.nz/797892)

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



### BEACHLANDS

59 NINTH VIEW AVENUE

Live and work at the Marina with this executive townhouse with 3 double bedrooms and 3 bathrooms. Just a minute's stroll to grab a morning coffee for your ferry trip to the city.

**FOR SALE** \$1,195,000

[www.barfoot.co.nz/786260](http://www.barfoot.co.nz/786260)

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



### BEACHLANDS

49 SHELLY BAY ROAD

If you're looking to get onto the real estate ladder then, YOU'RE IN LUCK! Jump on this 2 beddie on a quarter acre. New carpet and new woodburner fireplace and renovated bathroom.

**FOR SALE** SOLD Under The Hammer

[www.barfoot.co.nz/795758](http://www.barfoot.co.nz/795758)

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



### MARAETAI

49 CARLTON CRESCENT

Enjoy north facing elevated sea views from this spacious family home with 5 bedrooms, 2 bathrooms and a double garage. Dual driveway access off both Carlton Cres and Coney Lane.

**FOR SALE** SOLD Under The Hammer

[www.barfoot.co.nz/795422](http://www.barfoot.co.nz/795422)

**Nicolette Hale** 027 702 9157  
Beachlands 09 536 4990



### MARAETAI

265 MARAETAI DRIVE

- Unique waterfront opportunity with 2 homes;
- Front House = 3 Bedrooms + Study
- Back House = 2 Bedrooms self contained
- Extended family home, holiday house

**AUCTION** (unless sold prior)

[www.barfoot.co.nz/779105](http://www.barfoot.co.nz/779105)

**Ian Boswell** 027 285 9314 A/H 09 530 8403  
[www.IanBoswell.co.nz](http://www.IanBoswell.co.nz)



### 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

[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

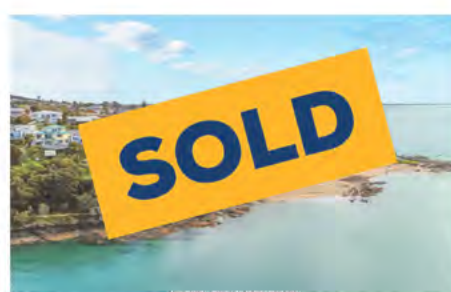
7 SEA VIEW TERRACE

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

[www.barfoot.co.nz/796933](http://www.barfoot.co.nz/796933)

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



### MARAETAI

45 TE PENE ROAD

Known as The Entertainer, this secluded sanctuary impresses the moment you enter the wrought iron gates to the tiled courtyard entrance. A dream single level retreat for discerning families.

**FOR SALE** \$1,850,000

[www.barfoot.co.nz/796933](http://www.barfoot.co.nz/796933)

**Mike Deverell** 021 466 300  
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

[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





## BEACHLANDS

32 FIRST VIEW AVENUE

- Absolutely stunning over 400m<sup>2</sup> home
- Gorgeous expansive sea views
- 9 years old, premium waterfront home
- 5 bedrooms & 3 luxurious bathrooms

**AUCTION SOLD** Under The Hammer (unless sold prior)  
[www.barfoot.co.nz](http://www.barfoot.co.nz)  
 Ian 027 285 9314 | Special Agents 003  
 Jenny 0204 000 2564 Nicolette 027 702 9157



## BEACHLANDS

14 SHELLY BAY ROAD

Full of character and charm, this classic 1930's bungalow features stained glass windows, gorgeous polished timber floors and a solid wood fireplace. 1/4 acre with double garage.

**FOR SALE** By Negotiation  
**VIEWING** Saturday and Sunday 2:00 - 2:30pm  
[www.barfoot.co.nz/797398](http://www.barfoot.co.nz/797398)  
 Ian Boswell 027 285 9314  
 Nicolette 027 702 9157 or 09 536 4990



## BEACHLANDS

2 THE WAY

This light filled home has been designed to capture all day sun from it's North facing position. Gorgeous sea views from this spacious 5 bedroom home with a guest wing.

**FOR SALE** By Negotiation  
**VIEWING** Sunday 2:00 - 2:30pm  
[www.barfoot.co.nz/793021](http://www.barfoot.co.nz/793021)  
**Special Agents 003** Ian Boswell 027 285 9314  
 Nicolette 027 702 9157 or 09 536 4990



## BEACHLANDS

29C WAKELIN ROAD

If you like the idea of a big home and big land then come and get lost in this huge 430m<sup>2</sup> mansion set on a 1729m<sup>2</sup> section. There's 5 bedrooms, 4 bathrooms & garaging for 6 cars.

**FOR SALE** \$1,729,000  
**VIEWING** Please call for viewing times  
[www.barfoot.co.nz/795724](http://www.barfoot.co.nz/795724)  
**Ian Boswell - Special Agents 003** 027 285 9314  
 Beachlands 09 536 4990



## BEACHLANDS

78 WEATHERLY DRIVE

Living in this stunning North facing, brand new, approximately 305m<sup>2</sup> bespoke built home on Spinnaker Bay's waterfront drive can make the dream vacation lifestyle... a reality. 5 bedrooms, 5 bathrooms, sea views, pool and even a lift.

**FOR SALE** \$2,549,000  
**VIEWING** SAT & SUN 4:00 - 4:30pm  
[www.barfoot.co.nz/795665](http://www.barfoot.co.nz/795665)  
**Ian Boswell - Special Agents 003** 027 285 9314  
 Jenny Chandler 0204 000 2564 or 09 536 4990



## MARAETAI 9 REWA ROAD

If you're looking for an affordable home and you like the idea of being so close to the beach that you can hear the waves, then check this place out! Just 49 seconds from Maraetia Beach, the iconic wharf and the waterfront cafes is where you will find this recently renovated seaside property.

**AUCTION** 10:00am Tuesday 20th October @ 62 Highbrook Drive, East Tamaki (unless sold prior)  
**VIEWING** SAT & SUN 12:00 - 12:30pm [www.barfoot.co.nz/798366](http://www.barfoot.co.nz/798366)



**Special Agents 003**  
 Ian 027 285 9314  
 Jenny 0204 000 2564  
 Nicolette 027 702 9157  
 Beachlands 09 536 4990



**Ian Boswell**  
 027 285 9314  
 i.boswell@barfoot.co.nz  
 Beachlands 09 536 4990



## CLEVEDON

536 MONUMENT ROAD

- Positioned on 9.3 acres of grazing land
- Only 5 mins drive from Clevedon village
- Vendor's committed to their move

**TENDER** Closes on 7 Oct 2020 at 4:00pm (unless sold prior)  
**VIEWING** Phone For Viewing Times  
[www.barfoot.co.nz/797411](http://www.barfoot.co.nz/797411)  
**Kathryn Morris** 027 486 3488 A/H 09 530 8694  
 Beachlands 09 536 4990



## MARAETAI

10 ALEXANDER AVENUE

- TWO self contained 1 bedroom guest wings plus main house with 3 bedrooms & office
- Absolutely stunning sea views
- Extensively renovated

**AUCTION** 10:00am Tuesday 13th October @ 62 Highbrook Drive, East Tamaki (unless sold prior)  
**VIEWING** SAT & SUN 3:00 - 3:30pm  
[www.barfoot.co.nz/797434](http://www.barfoot.co.nz/797434)  
**Ian Boswell** 027 285 9314  
 Jenny 0204 000 2564 or 09 536 4990



## WHITFORD 88 POTTS ROAD

Idyllic and newly renovated 4 bedroom, 4 bathroom character filled home is a perfect entertainers retreat. Offering a superb entertainer's kitchen, 3 living areas and guest accommodation this home will tick all your boxes.

**FOR SALE** By Negotiation  
**VIEWING** Saturday and Sunday 2:00 - 2:30pm [www.barfoot.co.nz/773977](http://www.barfoot.co.nz/773977)



**Kathryn Morris**  
 027 486 3488  
 A/H 09 530 8694  
 k.morris@barfoot.co.nz  
 Beachlands 09 536 4990



**Matthew Brown**  
 027 549 4673  
 09 536 6569  
 m.brown@barfoot.co.nz  
 Beachlands 09 536 4990



## MARAETAI

LOT 92 MARAETAI SCHOOL ROAD

This subdivision offers the best value sections in the area! There are both rural and sea views on offer here and be only minutes from the beach and Omana regional park to enjoy some quality family time.

**FOR SALE** \$520,000  
**VIEWING** Sat and Sun 11:00 - 11:30am  
[www.barfoot.co.nz/783054](http://www.barfoot.co.nz/783054)  
**Matthew Brown** 027 549 4673/09 536 6569  
 Beachlands 09 536 4990



## PUKEKOHE

5 HAMLET PLACE

This home was built with the needs of extended/inter-generational families in mind. The generous floorplan splits into two distinct environs. Located on a large 825m<sup>2</sup> section with lovely views and plenty of parking.

**FOR SALE** By Negotiation  
**VIEWING** Sunday 3:00 - 3:30pm  
[www.barfoot.co.nz/798340](http://www.barfoot.co.nz/798340)  
**Allan Preece** 021 746 766  
 Beachlands 09 536 4990



## HALF MOON BAY

5 GLENNANDREW DRIVE

Located in the sought after Macleans College school zone this 3 bedroom home has plenty of scope. Don't miss this golden opportunity to secure your family's future.

**AUCTION** 2:00pm 7 Oct 2020 at 50 Picton St. Howick  
 PRE AUCTION OFFER ACCEPTED (unless sold prior)  
[www.barfoot.co.nz/798270](http://www.barfoot.co.nz/798270)  
**Jenny Chandler** 0204 000 2564  
 Beachlands 09 536 4990



## PATUMAHOE

155 KINGSEAT ROAD

This is the lifestyle block you have been waiting for! Situated under 2km from Patumahoe and approx 30kms to Manukau. Fully fenced 7422m<sup>2</sup>. No covenants. There are house plans available & earthworks have been quoted.

**FOR SALE** \$699,000  
[www.barfoot.co.nz/794021](http://www.barfoot.co.nz/794021)  
**Allan Preece** 021 746 766  
 Beachlands 09 536 4990



## MANUREWA

21 WHITBOURNE HEIGHTS

This family home has been meticulously maintained, improved, and upgraded over the years: double glazing, central heating, ventilation system & renovated kitchen & bathrooms.

**FOR SALE** \$839,000  
**VIEWING** Sat and Sun 2:00 - 2:30pm  
[www.barfoot.co.nz/795273](http://www.barfoot.co.nz/795273)  
**Kobus Steyn** 022 350 2428  
 Beachlands 09 536 4990



# Need a good Property Manager?



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42 Wakelin Road  
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PROPERTY MANAGEMENT



# Auckland properties sales numbers rise significantly, but price rises slow

-by [barfoot.co.nz](http://barfoot.co.nz)

In September the Auckland property market held on to the high price gains registered in August at the same time as recording the highest number of sales in a month since the peak of the last property cycle in 2017.

“The key to the high sales numbers achieved in September was the number of new listings that came on to the market which, at 1947, was the highest number in a month since October 2018, and 43.8 percent higher than in August,” said Peter Thompson, Managing Director of Barfoot & Thompson.

“The large increase in listings released some of the competition for properties that had built up among buyers and was influencing prices. At the same time as releasing buying pressure, the greater choice was an opportunity to which buyers were quick to respond.

“In September we completed 1099 sales. This was 4.2 percent higher than last month and 42.5 percent higher than sales numbers in September last year.

“The average price increase over

that for August was less than \$1500, bringing it to \$996,945 while the median price increased by just under \$20,000 to \$930,000.

“While these are record prices in their own right, the reality is September’s average price is 2 percent higher than the average achieved across the previous three months and the median price at \$930,000 is up 2.9 percent.

“It is the number of sales being made that have risen significantly in the past four months, not prices.

“The current prices being paid by buyers shows confidence that prices are likely to hold firm over the medium term.

“Close to half (47 percent) of sales in the month were for properties that sold for in excess of \$1 million, and of these 84, or 7.6 percent of all sales, sold for in excess of \$2 million.

“At month end we had 3780 properties on our books, the lowest number since March but 2.3 percent higher than in September last year.

“The rural and lifestyle markets to the north and south of Auckland are sharing in the buying activity being

experienced in the urban areas. Potential buyers are commenting that their keenness is in part down to the Covid-19 lockdowns.

“In the former Rodney area north of Auckland record sales has left listing for lifestyle blocks in short supply. To the south, particularly around Pukekohe, there is strong demand for properties in the \$1 to \$2 million

price category.

Lifestyle buyers are also interested in one hectare lots and land with transferable building rights.

“In the far north, horticulture blocks, kiwi fruit farms and avocado properties are in high demand. This demand is also extended to greenfield land for planting, beef raising properties and steeper land suitable for forestry.”

September	Previous Month	Previous 3 Month Average	September 2019
<b>Average Price</b> \$996,945	\$995,543 +0.1%	\$976,050 +2.1%	\$922,863 +8%
<b>Median Price</b> \$930,000	\$911,500 2%	\$904,000 +2.9%	\$850,000 +9.4%
<b>Sales</b> 1099	1055 +4.2%	990 +11%	771 +42.5%
<b>New Listings</b> 1947	1354 +43.8%	1485 +31.1%	1204 +61.7%
<b>Month-End Available Stock</b> 3780	3703 +2.1%	3859 -2%	3694 +2.3%

42 Wakelin Road, Beachlands


Phone 536 4990

www.barfoot.co.nz

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NEW LISTING



Public Reserve

View from house

BEACHLANDS

18 BLAKEWELL PLACE

4

2

3

1

2


FOR SALE

By Negotiation

VIEWING

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www.barfoot.co.nz/797298



Allan Preece

021 746 766

a.preece@barfoot.co.nz

Beachlands 09 536 4990

LOOKING FOR SIZE & SPACE?

This could be your dream home. A property that presents so many opportunities to astute buyers, spread over two levels the upper floor provides generous accommodation with three bedrooms (master with ensuite & walk-in robe) and family bathroom. The lower level offers a formal lounge, another bedroom, bathroom, separate laundry plus office, and is designed to enjoy indoor/outdoor living with easy access from the spacious open plan kitchen, dining & living area to the deck and your over quarter acre paradise (1094m²). Walk across the reserve to the waterfront and enjoy the views from this private location. There is plenty of space to store your toys, with double internal access garaging + ample off-street parking.



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Lindi Therond - Accounts and Business Development  
+64 21 433 052 beachlands.nz@raywhite.com  
Tracey Royal - Letting & Property Management  
+64 21 400 297 rentals.beachlands@raywhite.com  
Karen Leckner - Letting & Property Management  
+64 21 433 056 karen.leckner@raywhite.com  
**LIGHTHOUSE REAL ESTATE LIMITED - Licensed (REAA 2008)**

For Sale

186 Seventh View Avenue, Beachlands

3 1 2

This townhouse will exceed all your expectations. It is immaculately presented and offers stylish, easy living. Downstairs comprises of light and bright living spaces with high ceilings, which are complimented by a gorgeous designer kitchen, beautiful shutters and drapes and floor to ceiling bi-fold doors. There is a guest powder room and plenty of storage too. Upstairs, there are 3 bedrooms (one is currently set

up as an additional living space), ensuite, main bathroom and a study nook. The easy-care landscaped courtyard, designed by Award Winner Shuter Design, offers additional entertaining and living spaces. The reticulated water supply is a bonus too. This lock up and leave home, is situated just 100 metres from the local Countdown, chemist, bars and restaurants, medical centre and many more amenities.

**For Sale**  
This is being sold by Set Date Sale on 8th October 2020 (Unless Sold Prior)  
  
**View**  
Sat / Sun 1:15 - 1:45pm

**Melissa Wright**  
021 181 1840  
melissawright@raywhite.com





9 Gateway Avenue, **Beachlands**

3 1 2 1

Back in the day, Pine Harbour Marina had its catch phrase as "the Gateway to the Gulf". While this has now been surpassed, it is still very apt. And now, with townhouse living the norm in this fabulous little corner of Beachlands, we think the slogan needs a revival! Simplicity reigns here in this well kitted out lifestyle home.

With little to no maintenance required, the foreseeable future can be packed with other pursuits - boating, fishing, golfing, coastal walks... you name it! One thing is for sure, the opportunity available to the market will be of huge appeal. Get to the open home or make a time to view with Mitch ASAP. It's a sure seller...

**Auction**  
6:00pm, Friday 16th Oct 2020  
(Unless sold prior)

**View**  
Sat / Sun 11:30-12:00pm

**Mitchel Ter Weijden**  
+64 21 576 443  
mitchel.terweijden@raywhite.com

[rwbeachlands.co.nz/BCH21499](http://rwbeachlands.co.nz/BCH21499)  
Lighthouse Real Estate Ltd Licensed (REAA 2008)

# Is now a good time to sell? Yes! Ask us why...

## Second Generation

REAL ESTATE AGENTS

**EO**  
ELISE OBERN

+64 21 182 5939  
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**BB**  
BRIANNE BIGNELL

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**CO**  
CASSANDRA OPIE

+64 21 434 777  
cassandra.opie@raywhite.com





82 Third View Avenue, **Beachlands**

5 2 3

Originally built circa 1957 this home epitomises the story and evolution of the Beachlands Bach. Now a house, it consists of 3 bedrooms, two bathrooms, separate living and mezzanine spread across two levels. The character-filled main residence rests behind two sets of gates on a fully fenced quarter

It is there you will find the extra little nugget of gold: A fully consented granny flat. Throw in a microwave and electric frying pan and you have the answer to your mortgage dilemma. Both residences are private from one another and enjoy the northern yard yet are close enough in proximity if you like the idea of

**Auction**  
On Site - 3:00pm, Sunday 11th  
October 2020 (Unless sold prior)

**View**  
Sat 1:30-2:00pm, Sun 3:00pm  
Auction On Site

**Brianne Bignell**  
021 400 979  
brianne.bignell@raywhite.com  
**ELITE**  
PERFORMER 18-19

**Mitchel Ter Weijden**

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



27 Karo Road, **Beachlands**

4 2 2

This impressive split level designer home, custom built to perfectly position herself on the site, is not your average 'cookie cut' plan. The grand boardwalk entrance with keyless entry will lead you to 3.5 metre ceiling heights that compliment the unique contemporary flair of this home. The designer kitchen flows through to open plan living that spills out onto a wrap-around deck where you will enjoy all day sun.

Fully fenced, it's perfect for the fur babies in your life. The master bedroom has its own wing, complete with walk-in-wardrobe, ensuite with quality fittings and opening out onto the deck. The children's wing has spacious bedrooms with their own common bathroom and an open study area that could also be used as a gaming space.

**For Sale**  
Set date sale closing 4:00pm  
Thursday 22nd October (Unless  
sold prior)

**Melissa Wright**  
+64 21 181 1840  
melissawright@raywhite.com

[rwbeachlands.co.nz/BCH21512](http://rwbeachlands.co.nz/BCH21512)  
Lighthouse Real Estate Ltd Licensed (REAA 2008)





## 9 Quarters Lane, Beachlands

4 2 1 1

On your doorstep - 35 minute Ferry to Auckland CBD  
Our vendors changing circumstances mean that this investment property is up for grabs. Located in the heart of the Northern Quarters development and adjacent to Pine Harbour Marina offering over 200m<sup>2</sup> of easy living you'd be hard pressed to top this lifestyle offering anywhere else in Auckland.

Quality fittings, modern styling and the certainty of low maintenance means more time to enjoy your own lifestyle pursuits whilst at the same time benefiting from what we all enjoy out here on the Pohutukawa Coast.

**For Sale**  
By Negotiation

**View**  
Sunday Only 11:30 - 12:00pm

**Brianne Bignell**  
021 400 979  
brianne.bignell@raywhite.com  
**ELITE**  
ALAN WHITE  
PERFORMER 18-19

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

[rwbeachlands.co.nz/BCH21432](http://rwbeachlands.co.nz/BCH21432)

Lighthouse Real Estate Ltd Licensed (REAA 2008)



## 23 Caitcheon Road, Hunua

3 1 2 2 1.8ha

This home is something special and will make you feel like you are on top of the world!  
Privately located at the end of the winding driveway, off a no through road you will find this hidden gem.

Elevated and north facing you get the best of both worlds. This 10 year old Jennian home is perfectly positioned to be able to admire the peace and tranquility that a rural lifestyle provides.

**For Sale**  
By Negotiation

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

**Cassandra Opie**  
021 434 777  
cassandra.opie@raywhite.com

[rwbeachlands.co.nz/BCH21449](http://rwbeachlands.co.nz/BCH21449)

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# Average Auckland asking price hitting over \$1m

-by realestate.co.nz

Auckland average asking price hits a \$1 million record while national stock remains at a record low.

Real-time data from realestate.co.nz shows that despite a year on year increase in new listings over the past four months, low total stock numbers around the country are still driving high asking prices.

The average asking price in Auckland tipped over \$1 million for the first time since records began, while Taranaki and Central North Island also reached 13-year record highs.

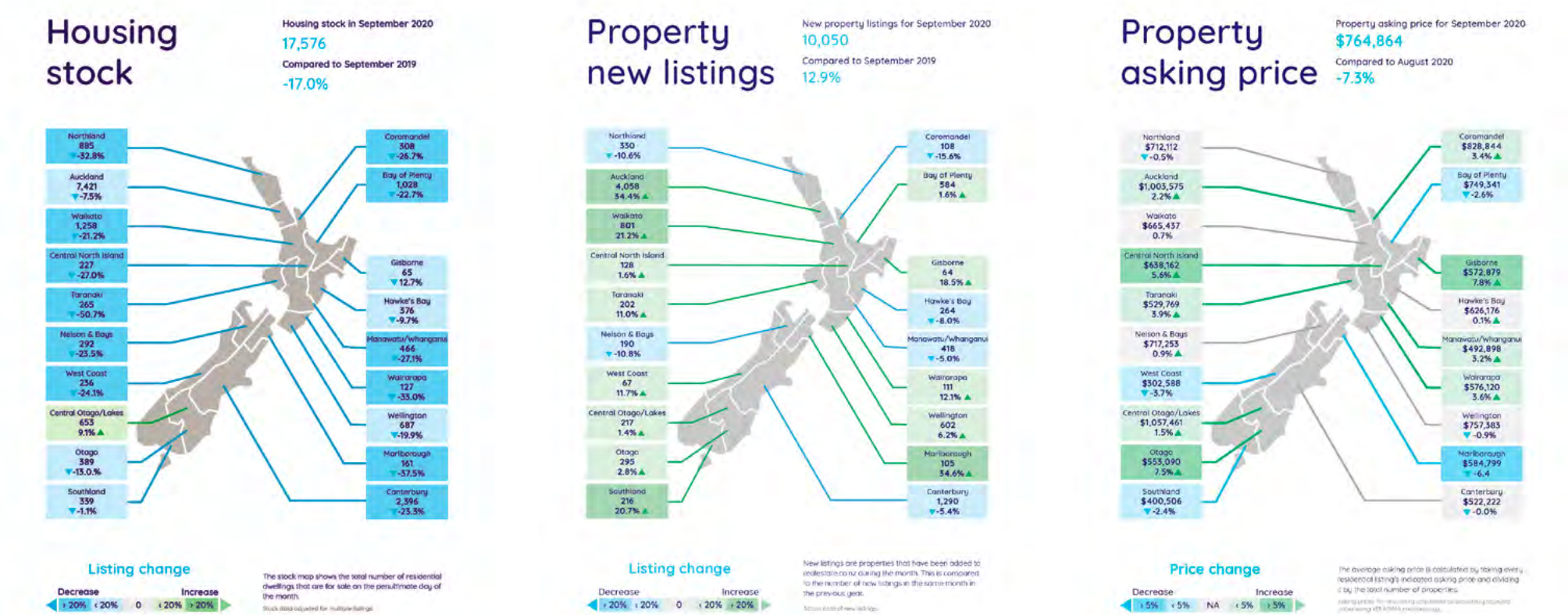
Vanessa Taylor, spokesperson for realestate.co.nz, says that nationally demand is still outstripping supply with the total number of homes available for sale in September down 17.0% on the same month in 2019.

“We’re continuing to see a housing shortage in New Zealand with 10 of 19 regions hitting record total stock lows. Demand also remains high with over 1.25 million users recorded on realestate.co.nz in September 2020,” says Vanessa.

Average asking price in Auckland tops \$1 million for the first time since records began 13-years ago.

Reaching a record high, the average asking price in Auckland rose 9.5% year on year in September 2020. The asking price in Auckland was \$1,003,575 in September – up from \$916,162 for the same period in 2019.

Climbing 2.2% on August 2020, the average asking price in Auckland has been sitting above \$950,000 since January this year. Vanessa says it will be interesting to see whether prices in the region hold or drop back to the mid to



1B Shelly Bay Road, **Beachlands**

3 1 3 2 3

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. There are plenty of 'bells and whistles' too including underfloor heating, electric fire, automated outdoor garden lighting, irrigation system, to name just a few of the added extras. The elevated position of this home allows for sweeping views of the Sky Tower, Rangitoto, Waiheke and even the Coromandel on a clear day. The outdoor space doesn't disappoint either.

**For Sale**  
\$1,350,000

**View**  
Sat / Sun 2:00 - 2:30pm

**Brianne Bignell**  
021 400 979  
brianne.bignell@raywhite.com  
**ELITE**  
ALAN WHITE  
PERFORMER 18-19

**Melissa Wright**  
021 181 1840  
melissawright@raywhite.com

**rwbeachlands.co.nz/BCH20338**  
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high \$950,000 mark.

“With the national average asking price dropping 7.3% in September compared to the previous month we are seeing average asking prices beginning to normalise around the country. But only time will tell whether we see this tempering in Auckland or whether high demand sees prices continuing to trend upwards.”

The national average asking price was up by 11.5% year on year to \$764,864, although prices were pegged back from their August highs.

“After a large jump in national asking prices in August, we’ve seen a 7.3% decrease in September which suggests prices are now starting to normalise.”

“It is typical to see peaks to average asking prices from time to time and high demand for property post-COVID-19 has suggested the rise in prices. However, the national average asking price now sits closer to the trend line,” says Vanessa.

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# Pohutukawa Coast & Country OPEN HOMES

OPEN HOMES - SATURDAY SATURDAY 10 OCTOBER & SUNDAY 11, 2020 - MORE ON BACK COVER

SATURDAY	SUNDAY	PRICE	ADDRESS	DESCRIPTION	OFFICE
11:30-12:00	11:30-12:00	Auction	9 Gateway Ave, Beachlands	3 Bedrooms, 2 Bathrooms, Gateway to the Gulf	RayWhite Beachlands
12:00-12:30	12:00-12:30	AUCTION	32 First View Ave, Beachlands	5 bedrooms, 3 bathrooms, 3 living	Barfoot & Thompson
12:00-12:30	12:00-12:30	AUCTION	9 Rewa Road, Maraetai	2 double bedrooms, 2 ensuites, 2 living, 49 seconds to the Beach	Barfoot & Thompson
	12.30-1.00	By Neg	119 First View Avenue, Beachlands	5 Bedroom, 3 Bathroom, great location!	Harcourts Beachlands
1:00-1:30	1:00-1:30	\$4,750,000	56 Potts Road, Whitford	5 bedrooms + sleepout, 4 bathrooms, 6 living, 4 car garaging	Barfoot & Thompson
1:00 - 1:30	1:00 - 1:30	Auction	115 Maraetai Drive, Maraetai	7 Bedrooms, 3 Bathrooms, Make hay while the sun shines	RayWhite, Beachlands
1:00-1:45	1:00 - 1:45	TENDER	536 Monument Road, Clevedon	5 bedrooms, 3 bathrooms, Double Garage, Swimming Pool	Barfoot & Thompson
1:15-1:45	1:15-1:45	Expressions of Interest	186 Seventh View Ave, Beachlands	3 Bedrooms, 2 Bathrooms, Bringing the Hamptons to Beachlands	RayWhite Beachlands
2:00-2:30	2:00 - 2:30	\$1,350,000	1B Shelly Bay Road, Beachlands	3 Bedrooms, 2 Bathrooms, Big, Bold & Beautiful	RayWhite Beachlands
2:00-2:30	2:00-2:30	BY NEG	88 Potts Road, Whitford	4 bedrooms, 4 bathrooms, Triple Garaging, Pool	Barfoot & Thompson
2:00-2:30	2:00-2:30	\$1,135,000	28B McCahill Views, Botany Downs	4 bedrooms, 2 bathrooms, Double Garage	Barfoot & Thompson
2:00-2:30	2:00-2:30	\$839,000	21 Whitbourne Heights, Manurewa	4 bedrooms, 2 bathrooms, Double Garage, The Gardens School Zone	Barfoot & Thompson
2:00-2:30	2:00-2:30	BY NEG	14 Shelly Bay Road, Beachlands	3 bedroom character villa with double garage on 1/4 acre	Barfoot & Thompson
	2:00-2:30	BY NEG	2 The Way, Beachlands	5 bedrooms + study, 4 bathrooms, 2 living, double garage	Barfoot & Thompson
	2:00-2:30	BY NEG	6 Stockmans Lane, Pukekohe	4 double bedrooms + sleepout, 1 bathroom, double garage	Barfoot & Thompson
2:45-3:15	2:45-3:15	Auction	61 Beachlands Road, Beachlands	3 Bedrooms, 1 Bathroom, Hit Me With Your Best Shot	RayWhite Beachlands
3:00-3:30		BY NEG	18 Blakewell Place, Beachlands	4 bedrooms, 3 bathrooms, Double garage, on the Reserve	Barfoot & Thompson
3:00-3:30	3:00-3:30	BY NEG	32 First View Avenue, Beachlands	5 bedrooms, 3 bathrooms, 3 living, Waterfront Living	Barfoot & Thompson
3:00-3:30	3:00-3:30	AUCTION	10 Alexander Ave, Beachlands	3 wings, 3 separate accommodations - 6 bedrooms, 5 bathrooms	Barfoot & Thompson
	3:00-3:30	BY NEG	5 Hamlet Place, Pukekohe	4 bedrooms, 2 bathrooms, 2 kitchens, Extended Family Living	Barfoot & Thompson
4:00-4:30	4:00-4:30	\$2,549,000	78 Weatherly Drive, Beachlands	5 bedrooms, 5 bathrooms, Double Garage and Pool	Barfoot & Thompson





Pohutukawa  
Coast & Country **OPEN HOMES**

**OPEN HOMES - SATURDAY 10 OCTOBER & SUNDAY 11, 2020 - MORE INSIDE BACK COVER**

SATURDAY	SUNDAY	PRICE	ADDRESS	DESCRIPTION	OFFICE
11:00-11:30	11:00-11:30	\$470,000	Lot 62 Maraetai School Road, Maraetai	701m <sup>2</sup> section - selling fast!	Barfoot & Thompson
11:00-11:30	11:00-11:30	\$520,000	Lot 92 Maraetai School Road, Maraetai	622m <sup>2</sup> section in Maraetai Views	Barfoot & Thompson
11:00-11:30	11:00-11:30	\$490,000	Lot 56 Maraetai School Road, Maraetai	1338m <sup>2</sup> large section in Maraetai Views	Barfoot & Thompson
	11:00-11:30	By Neg	9 Quarters Lane, Beachlands	4 Bedrooms, 2 Bathrooms, Lifestyle Is More Important	RayWhite Beachlands



**THE COMPLETE PACKAGE**

**88 Potts Road, Whitford**

**Price By Negotiation**

**Open Homes Saturday & Sunday 2.00 - 2.30pm**

Timeless and gracious, this home is obviously much loved and is a great example of what everyone is looking for and yet is so hard to find. Perfectly positioned at the end of a sweeping driveway this property has loads of presence and is surrounded by a gentle 1.8ha of sweeping lawns, paddocks and landscaped gardens. It offers total privacy from neighbours and also has a peep of the sea. This gorgeous home has been fully renovated by the current owners and is full of character and charm. Downstairs, its light filled floorplan incorporates three separate living spaces and a designer kitchen that flow seamlessly outdoors to a generous private entertaining area with an in-ground heated concrete pool and pool house, perfect for entertaining friends and family.

**Marketed By: MKS**

**Matthew Brown, 027 549 4673**

**Kathryn Morris, 027 486 3488**

**Stuart Fitzpatrick 027 668 0287**



**HIT ME WITH YOUR BEST SHOT**

**61 Beachlands Road, Beachlands**

**For Sale By Auction: Auction Onsite Sunday 1st November at 1:00pm (Unless Sold Prior)**

**Open homes: Saturday & Sunday 2:45-3:15pm**

This little fire cracker is going to go off! An original quarter acre site with sea views and a wide road frontage, this little beauty has potential galore. Whether you retain the current dwelling and build a minor or start from scratch, the position is top notch.

**Marketed By:**

**Melissa Wright**

**021 181 1840**

**OFFICE: 09 536 7011**

**Lighthouse Real Estate Ltd**

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