

Pōhutukawa Coast & Country PROPERTY GUIDE

October 2025



18 Keshvara Road, Beachlands

003 Open Home: Saturday and Sunday 1:00 - 1:30pm | Tender: 4pm 30th October

HEY GOOD LOOKING

- Spacious approximately 270m2 contemporary family home
- Total of 5 bedrooms, 3 bathrooms, 3 lounges and double garage
- Option of guest wing with 2 bedrooms, lounge, private deck and sea views
- Guest wing also perfect for home business as own separate entrance
- 812m2 freehold beautifully landscaped section, close to walk to marina
- Great indoor/outdoor flow to 2 entertaining areas - covered and uncovered
- Double glazing and ducted air-conditioning and heating system
- Simply gorgeous modern home with real wow factor!
- Watch our Special Agents 003 video property tour online



Marketed By: Special Agents 003

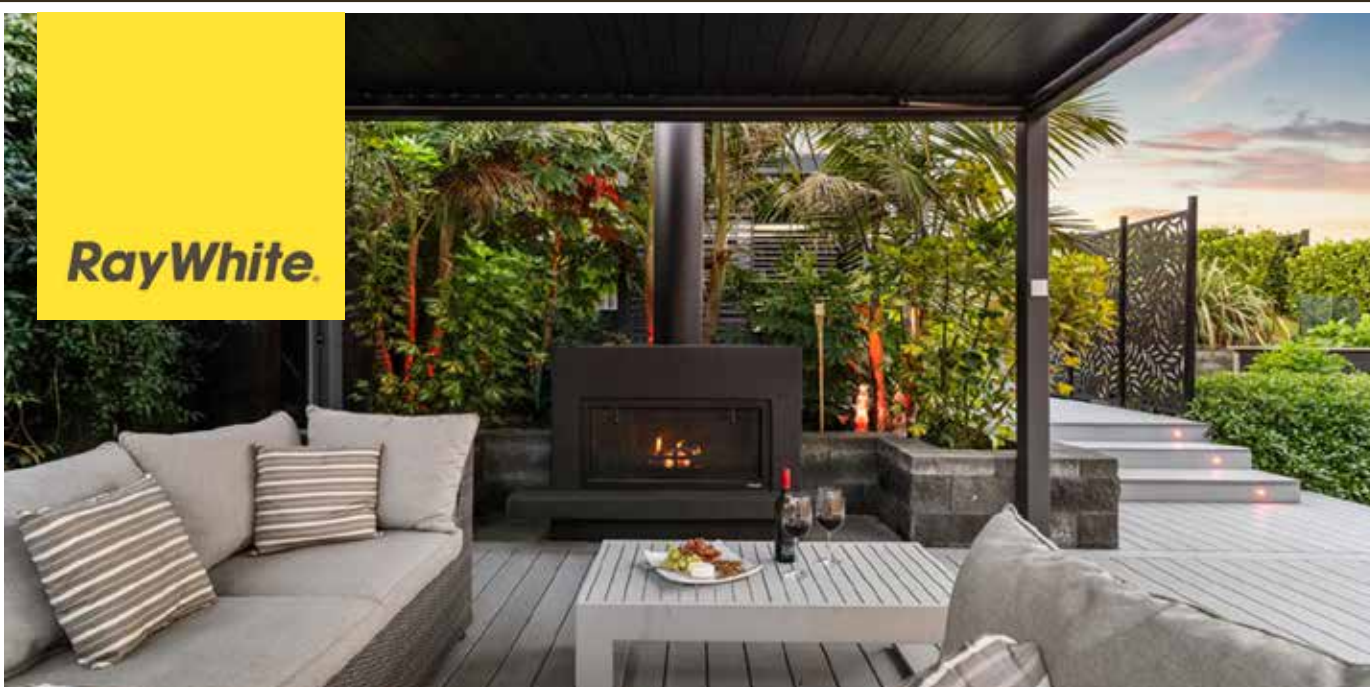
Ian Boswell 027 285 9314,

Nicolette Hale 027 702 9157,

Jenny Chandler 0204 000 2564

Clare Dower 021 206 6822

BARFOOT & THOMPSON



45 Angiangi Crescent, Beachlands

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

OASIS ON ANGIANGI This stunning Fletcher Living home has been transformed into something truly special - a private sanctuary that blends luxury, lifestyle, and the warmth of the sun. The heart of this home is its stunning outdoor living. Imagine stepping out from the living spaces and master suite onto a beautifully designed deck, complete with a covered fireplace lounge, roll-down sides for year-round comfort, and your very own spa retreat. The 969sqm section makes the most of its sun-soaked position. Lush lawns, thriving vegetable gardens, and space for all the toys combine to create a property that feels both generous and inviting. An open-plan kitchen with scullery anchors the dining and living spaces, all designed to spill outdoors when the doors slide back. A separate formal lounge adds flexibility, while four bedrooms, including a master suite with ensuite and walk-in wardrobe, provide sanctuary for every family member. This is not just another home on the market. It's unique, it's seriously for sale, and it offers a lifestyle that is almost impossible to replicate. Our owners are moving south, presenting you with a rare chance to secure your own oasis in one of Beachlands' most sought-after streets - moments from Pine Harbour Marina, Formosa Golf Resort, beaches, and walking trails.



Marketed By:

Brianne Bignell

021 400 979

OFFICE: 09 536 7011

Five AM Realty Limited

Licensed (REAA 2008)



FOR SALE

96D Karaka Road, Beachlands

Don't cramp your style - built in 2020 by renowned builders Jalcon Homes, this modern stand-alone townhouse combines style, functionality, and low-maintenance living in a highly desirable Beachlands location.

Downstairs, a light-filled open-plan kitchen, dining, and living area flows seamlessly to the west-facing private courtyard, an ideal space for entertaining or relaxing in the sun. Upstairs, there are three well-proportioned bedrooms, including the master with walk-in wardrobe and ensuite, alongside a stylish family bathroom.

rwbeachlands.co.nz/BCH31356

Ray White Eastern Group Five AM Realty Ltd Licensed (REAA 2008)

3 2 1 1

For Sale

View
Saturday & Sunday
12:45 - 1:15 pm

 We bring the whole team



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




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



AUCTION

92 Third View Avenue, Beachlands

Sunny, spacious, and secure - this home ticks all the boxes for relaxed coastal living.

- A private 1012sqm fully fenced, north-facing, with an electric gate.
- Solid brick home - 3 bedrooms, including a master with ensuite.
- Open-plan kitchen, dining & living space flowing naturally to the north-facing deck, backyard, & spa area.
- Great location - short stroll to Shelly Bay Beach, Beachlands Primary School, & the village shops.

rwbeachlands.co.nz/BCH31222

Ray White Eastern Group Five AM Realty Ltd Licensed (REAA 2008)

3 2 2 1012

Auction

The Shed @ Ray White Beachlands
4:00 pm 13 October 2025
(Unless Sold Prior)

View
Saturday & Sunday
2:15 - 2:45 pm

 We bring the whole team



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




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



JULIE, DAWN & KEN
Ryman Residents

RYMAN VILLAGE OPEN DAYS

**FRIDAY 17 & SATURDAY 18 OCTOBER,
10AM - 2PM**

Experience the award-winning lifestyle at a Ryman village.

Join us at our open days and explore our lifestyle and care options, tour our show homes and see the premium amenities on offer. We look forward to seeing you.

PAY NO WEEKLY FEE FOR 12 MONTHS*

At Ryman pay no base weekly fee for 12 months* when you sign up to an independent apartment at Bruce McLaren Village by 31 October 2025.

*Participating villages only, Ts & Cs apply.

BRUCE MCLAREN VILLAGE

795 Chapel Road, Howick, 09 535 0225

rymanhealthcare.co.nz/open-days





NEW LISTING



FOR SALE

BEACHLANDS
29 ARAMINTA PLACE



TENDER
4:00pm Thursday 23rd October(unless sold prior)
VIEWING
003 OPEN HOMES: SAT & SUN 2:00 - 2:30pm
barfoot.co.nz/918763

NEVER SAY NEVER
- Low maintenance north-facing section
- Private fully fenced courtyard
- Single-level brick and tile home
- Approximately 185m² floor plan
- 4 Bedrooms, 2 Bathrooms, 1 Lounge
- Double garage & large concrete pad
- Watch 003 video tour online
SPECIAL AGENTS 003
Ian Boswell 027 285 9314
i.boswell@barfoot.co.nz
Nicolette Hale 027 702 9157
Jenny Chandler 0204 000 2564
Clare Dower 021 206 6822

BEACHLANDS
20 PONY PARK PLACE

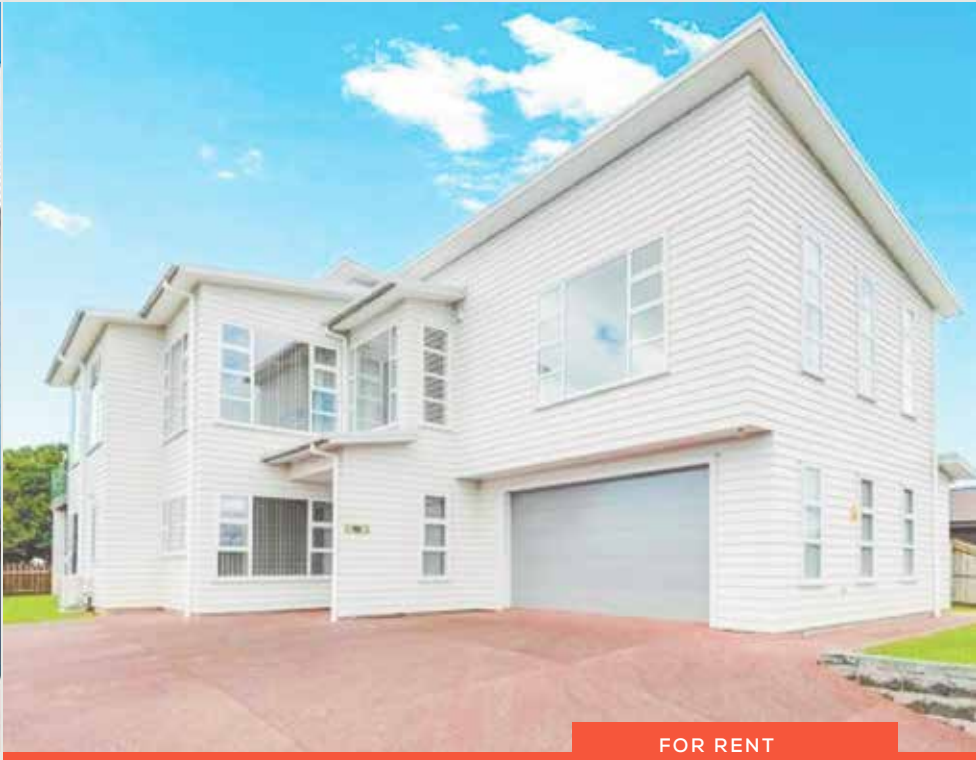


By Negotiation
VIEWING
Sat & Sun 1:00pm - 1:30pm
barfoot.co.nz/919661

Hold Your Horses... This One's a Showstopper!
At 20 Pony Park Place you'll find a large family home with plenty of space for the whole family including an inground heated pool, triple car garaging, multiple living spaces and all located within easy access to the beach, school, shops, parks, and marina.
Stuart Fitzpatrick
027 668 0287
s.fitzpatrick2@barfoot.co.nz
Matthew Brown
027 549 4673
m.brown@barfoot.co.nz



FOR RENT



FOR RENT

BEACHLANDS
5A GEORGE TOWN DRIVE



\$800 per week
AVAILABLE 29th OCT
barfoot.co.nz/67003541

3 BEDROOM - SINGLE LEVEL - GARAGE - PETS NEGOTIABLE
Near-new house is looking for new family to call it home. Benefit from the convenience of a double internal access garage, offering secure parking and storage space essential for your daily comfort and peace of mind.
Chris Cheung
027 839 7107
c.cheung@barfoot.co.nz

BEACHLANDS
70 SEVENTH VIEW AVENUE



\$1,275 per week
AVAILABLE NOW
barfoot.co.nz/11021268

Seventh View Family Living
Welcome to the perfect blend of luxury, comfort, and versatility! This expansive 2-storey family home offers everything you've been searching for.
Entertain on the sea-view deck, you'll love calling this easy-living house your home.
Kelly Randall
027 265 2933
k.randall@barfoot.co.nz

Spring brings burst of buying activity to Auckland

- by Barfoot & Thompson

The start of spring has seen committed buyers re-enter the Auckland residential property market with sales for September being their highest in the month for four years.

“It was a great start to the spring buying season,” said Peter Thompson, Managing Director of Barfoot & Thompson.

“Buyers were committed, and there was a general feeling that now was the time to act before prices started to increase.

“We sold 1032 homes in the month, a 13.8 percent increase over the number we have sold on average over the previous three months.

“It is the first time we have sold more than 1000 homes in the month of September for four years and is only 60 homes less than we sold during September 2020 when the market was heading towards its peak.

“Buyers were conscious that prices have remained stable since the start of the year and that this settled pattern may not last for much longer.

“The median sales price for the month was \$930,000, the lowest it has been for four months, down 2.1 percent on August’s price while the average price was \$1,089,686, down 0.8 percent on that a month previously.

“A positive aspect about the month’s prices is that the average price was 0.8 percent higher than its equivalent in September last year and the median price was only 0.5 percent lower than its equivalent last year.

“The four-year trend, when the monthly median and average prices failed to reach the previous year’s equivalent, may be ending.

“Property in the under \$750,000 price category continued to sell well in September, accounting for 26.5 percent (or 273) of all the homes we sold in the month. Homes in this price category are proving particularly appealing to first-time buyers and investors.

“A combination of new builds and existing homes saw new listings for the month reach 1781, which was excellent for early spring and brought the end-of-month stock level to 5775.

September 2025	Previous Month	Previous 3 Month Average	September 2024
Average Price \$1,089,686	\$1,081,032 +0.8%	\$1,104,074 -1.3%	\$1,081,269 +0.8%
Median Price \$930,000	\$950,000 -2.1%	\$960,500 -3.2%	\$934,500 -0.5%
Sales 1032	889 +16.1%	907 +13.8%	986 -4.7%
New Listings 1781	1622 +9.8%	1544 +15.3%	1560 +14.2%
Month-End Stock 5775	5873 -1.7%	5926 -2.5%	5039 +14.6%

“September was a quiet month for sales in the above \$3 million price category, with 12 sales.

“The spring effect was also felt in the rural and lifestyle market with September sales reaching \$73 million, the highest September sales for five years and our second highest monthly sales figure this year.”

OPEN DAY THIS SATURDAY! STAGE 2 SELLING NOW!



You’re invited!

We’re excited to invite you to our open day at Clevedon Meadows! This is an opportunity to explore the growing community, meet the team, and chat with our build partners.

It’s the perfect chance to get a feel for the neighbourhood as it begins to take shape in the heart of Clevedon!

We’d love to see you there!

- On offer**
- Warm up with free coffee
 - Enjoy a sausage sizzle
 - Explore available sections with Bayleys
 - Browse the available sections
 - Talk to our builder groups about starting your dream build



Open Day
Saturday 11th October, 10am – 12pm
62–80 Papakura–Clevedon Road, Clevedon, Auckland

Peter Sullivan +64 21 733 278 peter.sullivan@bayleys.co.nz BAYLEYS REAL ESTATE LTD, HOWICK, LICENSED UNDER THE REA ACT 2008	Denise Jenner +64 27 255 5011 denise.jenner@bayleys.co.nz BAYLEYS REAL ESTATE LTD, TAKANINI, LICENSED UNDER THE REA ACT 2008
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VISIT OUR EXCITING NEW SHOWHOME

2 Pureirei Drive, Clevedon
Open Sat & Sun 11.00am – 2.00pm

G.J. Gardner Homes are acknowledged for their innovative design concepts. Our designers are continually coming up with fresh ideas and creative living plans. Here’s your chance to view some of their latest ideas incorporated into this stunning showhome.

If you’re thinking of building and are looking for ideas and inspiration, make this your first step.

09 274 2082 / gjgardner.co.nz

G.J. Gardner. HOMES

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

Signature
HOMES



LOT 223, CLEVEDON MEADOWS

5 2.5 3 2

House: 252m²
Section: 836m² House & Land
From: \$1,690,312





Pōhutukawa Coast & Country OPEN HOMES

OPEN HOMES - SATURDAY 11 OCTOBER & SUNDAY 12 OCTOBER 2025					
SATURDAY	SUNDAY	PRICE	ADDRESS	DESCRIPTION	OFFICE
2:00 - 2:30	2:00 - 2:30	\$2,179,000	21 Pine Harbour Parade, Beachlands	5 bedrooms, 3 bathrooms, 2 lounges, 3 car garaging, heated saltwater pool	Barfoot & Thompson Beachlands
11:00 - 11:30		\$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	\$1,294,000	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
3:00 - 3:30		\$1,625,000	10 Harbourside Court, Beachlands	4 bedrooms, 2 bathrooms, office, single level, rendered brick, new kitchen, double glazed	Barfoot & Thompson Beachlands
	3:00 - 3:30	\$2,595,000	120 Maraetai School Road, Maraetai	4 bedrooms, 4 bathrooms, 2 lounges, 2 car garaging, sea views	Barfoot & Thompson Beachlands
12:00 -12:30	12:00 -12:30	\$1,425,000	11 Waikopua Road, Whitford	1.8992Ha, elevated position, lovely wide sea views, clear land (no native bush).	Barfoot & Thompson Beachlands
11:00 - 11:30	11:00 - 11:30	\$1,950,000	13 Angiangi Crescent, Beachlands	5 bedrooms, 4 bathrooms, 3 lounges, 2 car garaging, north facing	Barfoot & Thompson Beachlands
	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
12:00 -12:30		\$1,599,000	35 Te Puru Drive, Maraetai	4 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging	Barfoot & Thompson Beachlands
	1:15 - 1:45	\$1,789,000	36 Doidge Street, Beachlands	4 bedrooms, 2 bathrooms, 2 lounges, 2 car garaging, spa & heated saltwater pool	Barfoot & Thompson Beachlands
3:00 - 3:30		\$2,595,000	33 Pohutukawa Road, Beachlands	Waterfront 3 bedroom home, 2 bathrooms, 1214m2 section, stunning views, over 300m2	Barfoot & Thompson Beachlands
	11:00 - 11:30	\$1,299,000	12 Blakewell Place, Beachlands	4 bedrooms, 2 bathrooms, double garage, 925m2 section, private setting	Barfoot & Thompson Beachlands
1:00 - 1:30	1:00 - 1:30	Tender 30th October (unless sold prior)	18 Keshvara Road, Beachlands	5 bedrooms, 3 bathrooms, 3 lounges, approx 270m2, double glazed, views	Barfoot & Thompson Beachlands
1:00 - 1:30	1:00 - 1:30	Negotiation	29 George Town Drive, Beachlands	Home & income property - 3 bedroom & 2 bathroom main house + 2 bedroom unit	Barfoot & Thompson Beachlands
2:00 - 2:30	2:00 - 2:30	Tender 23rd October (unless sold prior)	29 Araminta Place, Beachlands	Single level, brick and tile, 4 bedrooms, 2 bathrooms, double garage, approx 185m2	Barfoot & Thompson Beachlands
12:00 -12:30	12:00 -12:30	\$1,525,000	41 Intrepid Crescent, Spinnaker Bay, Beachlands	5 bedrooms, 2 bathrooms, double garage, approx 257m2, 800m2 section	Barfoot & Thompson Beachlands
	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	\$1,415,000	184 Seventh View Avenue, Beachlands	Townhouse, 5 bedrooms, 3 bathrooms, 2 lounges, double garage, approx 190m2	Barfoot & Thompson Beachlands
2:15 - 2:45	2:15 - 2:45	Negotiation	7 Te Puru Drive, Maraetai	4 bedrooms, 2 bathrooms, 2 living areas, double garage, indoor-outdoor living	Barfoot & Thompson Beachlands
12:00 -12:30	12:00 -12:30	Tender 16th October (unless sold prior)	77 Waikopua Road, Whitford	Approx 1.1852 Ha, secluded driveway, views of Rangitoto Island	Barfoot & Thompson Beachlands
12:00 -12:30	12:00 -12:30	Tender 16th October (unless sold prior)	85 Liberty Crescent, Beachlands	4 bedrooms, 2 bathroom, 2 living area, double garage, 800m² section	Barfoot & Thompson Beachlands
3:00 - 3:30	3:00 - 3:30	Tender 16th October (will not be sold prior)	48 Porterfield Road, Whitford	80 acre lifestyle property, 6 bedroom, 5 bathroom, 3 living area, pool, panoramic vistas	Barfoot & Thompson Beachlands
11:00 - 11:30		\$1,575,000	1 Defender Crescent, Spinnaker Bay, Beachlands	4 bedrooms, 2 bathrooms, 2 lounges, double garage, double glazed, brick & tile home	Barfoot & Thompson Beachlands
2:00 - 2:30		\$1,699,000	14 Reliance Crescent, Spinnaker Bay, Beachlands	4 bedrooms, office, 2 bathrooms, double glazed, north facing, single level modern home	Barfoot & Thompson Beachlands
1:00 - 1:30	1:00 - 1:30	Negotiation	20 Pony Park Place, Beachlands	5 bedroom, 3 bathroom, 3 living areas, triple garage, heated pool	Barfoot & Thompson Beachlands
1:00 - 1:30	1:00 - 1:30	Tender 16th October (unless sold prior)	16 Arthur Wright Place, Maraetai	4 bedrooms, 2 bathrooms, 862sqm section, Winner of a 2024 Master builders Silver Award	Barfoot & Thompson Beachlands
2:00 - 2:30	2:00 - 2:30	Tender 23rd October (unless sold prior)	4 Julia Way, Beachlands	Home & Income, 5 bedrooms, Set on a private, flat 1,500 m² section	Barfoot & Thompson Beachlands
1:00 - 1:30	1:00 - 1:30	Tender 23rd October (unless sold prior)	15C Te Makuru Lane, Maraetai	3 year old home, 4 bedrooms, 2 bathrooms, 2 living areas, 1,292m² section	Barfoot & Thompson Beachlands
	3:00 - 3:30	\$3,995,000	671 Whitford-Maraetai Road, Beachlands	Over 400m2, 4 bedrooms, office, 2 bathrooms, 2 living areas, swimming pool, 8 acres	Barfoot & Thompson Beachlands
12:00 -12:30	12:00 -12:30	Tender 23rd October (unless sold prior)	6 Lydiard Place, Beachlands	4 bedrooms, 2 bathrooms, double glazed, 2 lounges, double garage	Barfoot & Thompson Beachlands
1:00 - 1:30	1:00 - 1:30	Tender 30th October (unless sold prior)	93 Liberty Crescent, Spinnaker Bay, Beachlands	4 bedrooms, 2 bathrooms, double glazed, double garage, 800m2	Barfoot & Thompson Beachlands
10:30 - 11:00		By Negotiation	16 Matara Avenue, Maraetai	Designed for today, positioned for tomorrow. Large and modern 5 bedroom 3 bathroom home	Ray White Beachlands
	10:30 - 11:00	Enquiries Over \$1,450,000	13A Araminta Place, Beachlands	5 bedrooms, 3 bathrooms, double garage plus heaps of parking. Lovingly maintained by the last owner of 22 years	Ray White Beachlands
12:00 - 12:30	12:00 - 12:30	By Negotiation	45 Angiangi Crescent, Beachlands	Stunning Fletcher Home with so many extras on offer, from high end chattels to outdoor landscaping, this is a fabulous opportunity	Ray White Beachlands
12:00 - 12:30	12:00 - 12:30	Deadline Sale (unless sold prior)	9 The Way, Beachlands	This home is HUGE! Everything about this home, from the views, to the footprint, to the individual room sizes is big. A quality home in an excellent location. Don't wait!	Ray White Beachlands
12:45 - 1:15	12:45 - 1:15	\$1,635,000	6 Artists Avenue, Beachlands	Immaculate 4 bedroom 2 bathroom 2 car garage GJ Gardner single level family home in prime elevated location	Ray White Beachlands
12:45 - 1:15	12:45 - 1:15	\$1,225,000	96D Karaka Road, Beachlnads	Exceptional townhouse living, adjacent to the Pine Harbour Marina residential zone, but with Old School Beachlands vibes srrounding it. Excellent real estate offering	Ray White Beachlands
1:30 - 2:00	3:00 - 3:30	By Negotiation	47 Angiangi Crescent, Beachlands	Make no mistake - this is a beautiful home inside and out. Fletcher living at its best - if you haven't seen it, you must do so asap!	Ray White Beachlands
	1:30 - 2:00	\$1,549,000	18 Lydiard Place, Beachlands	Immaculate single level Fletcher home, must be sold - be quick!	Ray White Beachlands
	1:30 - 2:00	\$2,375,000	6 Crossland Place, Maraetai	Stunning Omana Heights opportunity - magnificent family home in desirable location. Don't miss it!	Ray White Beachlands
2:15 - 2:45	2:15 - 2:45	Auction (unless sold prior)	92 Third View Avenue, Beachlands	Modern home in original Beachlands - 4 bedrooms, 2 bathrooms, quarter acre section, single level brick home. Be quick!	Ray White Beachlands
	2:15 - 2:45	\$1,559,000	35 Doidge Street, Beachlands	Motivated vendors - immaculate single level Fletcher build with excellent layout and flat back yard	Ray White Beachlands



Pōhutukawa
Coast & Country **OPEN HOMES**

OPEN HOMES - SATURDAY 11 OCTOBER & SUNDAY 12 OCTOBER 2025 - SEE INSIDE BACK COVER



20 Pony Park Place, Beachlands

Open Saturday & Sunday 1:00 - 1:30pm

By Negotiation

Hold Your Horses... This One's a Showstopper!

At 20 Pony Park Place you'll find a family home that's larger than life, with 5 bedrooms, 3 bathrooms, 3 living areas, triple car garaging and a heated pool. You'll become a neighbourhood favourite & more popular than Phar Lap on Melbourne cup day. So saddle up and gallop on over for your chance to be in the winners circle.



Marketed By: MKS - Matt Kath Stu

Matthew Brown 0275 494 673

Kathryn Morris 0274 863 488

Stuart Fitzpatrick 0276 680 287



6 Artists Avenue, Beachlands

Open Home: Saturday and Sunday 12:45 - 1:15pm | \$1,635,000

NOT LIKE THE OTHERS - A BEACHLANDS STANDOUT

Built by GJ Gardner and thoughtfully designed on a single level, this four-bedroom, two-bathroom residence combines effortless functionality with lifestyle extras you won't easily find elsewhere in Beachlands. The master suite is a private retreat, complete with a spacious walk-in wardrobe and a generous en-suite. A formal lounge provides a quiet space to unwind, while the open-plan kitchen with scullery, dining, and family living areas flow seamlessly to a covered outdoor entertaining zone - the perfect setting for relaxed gatherings all year round. Beyond the living spaces, this property continues to impress. There is secure parking for a boat, trailer, or jet ski, along with landscaped grounds and thriving vegetable gardens. Multiple sheds, including one extra-large, offer practicality for hobbies or storage, while a private covered spa area creates a sanctuary for unwinding at the end of the day. Fully fenced and immaculately presented, the home delivers comfort, convenience, and character in equal measure. If you've been searching for something different - a home that offers more than the expected - 6 Artists Avenue is not like the others.



Marketed By:

Brianne Bignell

021 400 979

OFFICE: 09 536 7011

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