

PROPERTY BROCHURE



98 Kaurinui Crescent, One Tree Point

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

98 KAURINUI CRESCENT, ONE TREE POINT

COASTAL LIFESTYLE, EVERYDAY COMFORT...



602
SQM



209
SQM



4



2



2



2

DEADLINE SALE
1PM, 27 AUGUST 2025 (UNLESS SOLD PRIOR)

Nestled just moments from golden beaches, a convenient boat ramp, and Marsden Cove Marina cafes and facilities, this stunning near-new home perfectly captures the essence of modern coastal living. Thoughtfully crafted for families, professionals, or retirees, it invites you to enjoy a harmonious blend of style, comfort, and ease.

From the crisp architectural lines to the refined finishes and timeless colour palette, every detail makes a lasting impression. At its heart lies a sophisticated entertainer's kitchen, complete with walk-in pantry - an inviting hub that connects seamlessly to two generous living areas and a sun-drenched private courtyard.



Whether hosting lively gatherings or savouring peaceful mornings, the effortless flow between indoors and out sets this residence apart.

The spacious 209sqm layout promises room for everyone, featuring a luxurious master suite with walk-in robe and three additional bedrooms for family or guests. Outside, beautifully landscaped gardens and a handy garden shed cater to every lifestyle need. Situated in a vibrant, friendly neighbourhood where community spirit thrives, this home is the ultimate backdrop for easy, relaxed living.

Our sellers have made their plans and are motivated to get moving – don't delay.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 270 DP 564989 as per CT 1009387
CV	\$975,000
RATES	\$3,522.29
DATE BUILT	March 2023, CCC issued
BUILT BY	GJ Gardner Homes
ZONING	General residential zone
LAND AREA	602sqm (more or less)
FLOOR AREA	209sqm
LIVING AREAS	Open plan family room and additional second lounge
BEDROOMS	Four
BATHROOMS	Two
SEPARATE TOILET	One
LAUNDRY	In the garage
HEATING	Heatpump (Mitsubishi)
GARAGE	Internal access
INSULATION	Ceiling, ribraft floor, walls - excluding garage ceiling
WATER HEATING	Electric hot water cylinder
ROOF	Gerard Milano Tex - Midnight
JOINERY	Double glazed aluminium
CLADDING	Brick and linear
FLOOR	Concrete rib raft floor, with carpet , tile and laminate overlay
WATER SOURCE	Mains
WASTE	Mains
INTERNET	Fibre
CHATTELS	Ceiling fans x2, Tv aerial, Autogarage door + 2 remotes, Window Treatments, Motorised blinds in family room, Clothesline, Dishwasher, Ceramic hob, Wall oven, Rangehood, Extractor fans in bathroom x2, Fixed floor coverings, garden Shed, Heated towel rails x2, Heatpump + 1 remote, Light fittings, Smoke detectors x3

ADDITIONAL DETAILS



- Close to two boat ramps
- Easy walk to school and beach
- Close to Marsden Cove Marina, cafes and facilities
- Located in "The Landing" tree-lined streets
- TV connections in media room and family room
- Ceiling fans in master bedroom and double bedroom
- Partially fenced
- Privacy screens
- Professionally landscaped
- Electronic/keyless entry
- Motorised blinds in family room
- Multi-head showers, including rain heads, in both bathrooms
- Sunny patio
- Tiled showers
- Garden shed and vegetable beds
- Master Build warranty – can be transferred to new owners



DEADLINE SALE

How does a Deadline Sale work?

A Deadline Sale is a method where a property is marketed without a price, and all offers must be submitted on or before a set deadline date. As a buyer, this means you have time to view the property, complete your due diligence, and prepare your best offer - whether it's conditional or unconditional.

Because both cash and conditional buyers are welcome, there's often strong competition. The aim is to create a multi-offer situation, so it's important to put your best foot forward. Your agent will guide you through the process, but ultimately, the seller will consider all offers submitted by the deadline and choose the one that best suits them.

What is a multiple offer?

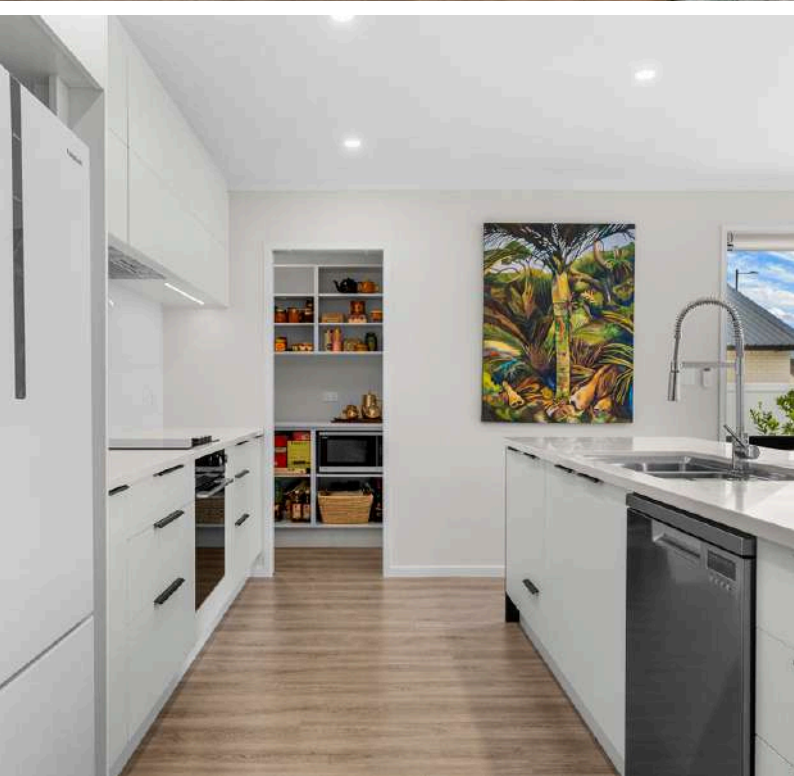
A multiple offer situation occurs when more than one buyer submits an offer at the same time. In this case, all buyers are encouraged to present their strongest offer, as the seller will either accept one or negotiate with a single buyer—excluding others from further negotiation.

What does “unless sold prior” mean?

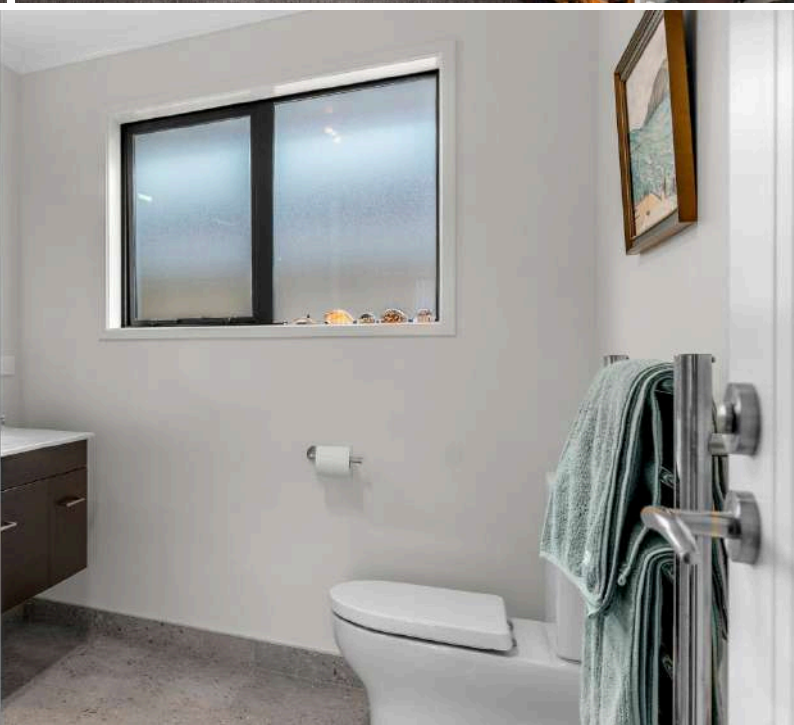
When a Deadline Sale is advertised with “unless sold prior,” it means the seller is open to accepting an offer before the official deadline. If this happens, the agent will notify all interested buyers and invite them to submit their offers, potentially creating a multiple offer scenario earlier than expected. If the seller accepts an unconditional offer, the property is sold immediately. If a conditional offer is accepted, the sale method may shift to “Price by Negotiation” while that contract is in place. As a buyer, it's important to stay in close contact with the agent and be ready to act quickly if you're seriously interested.

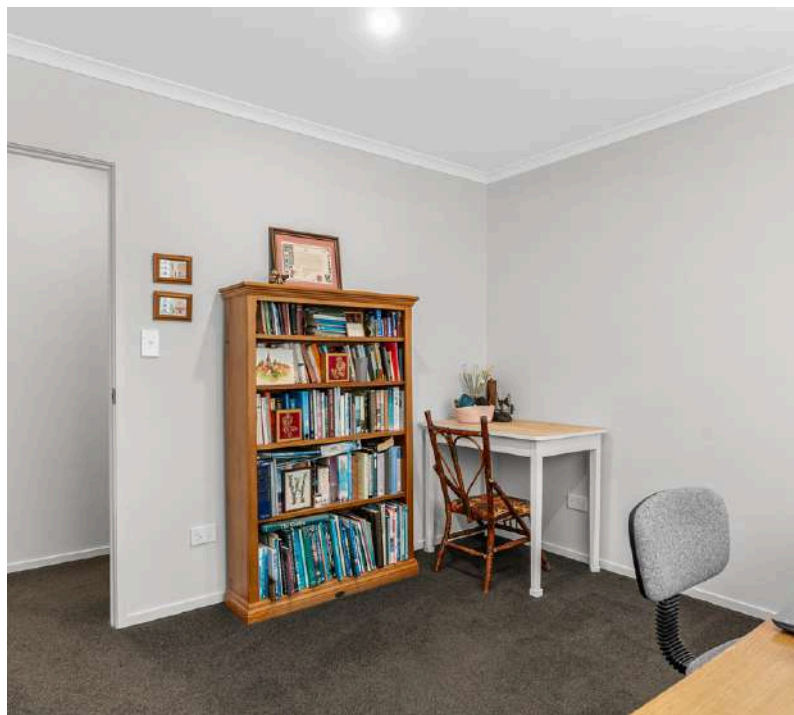
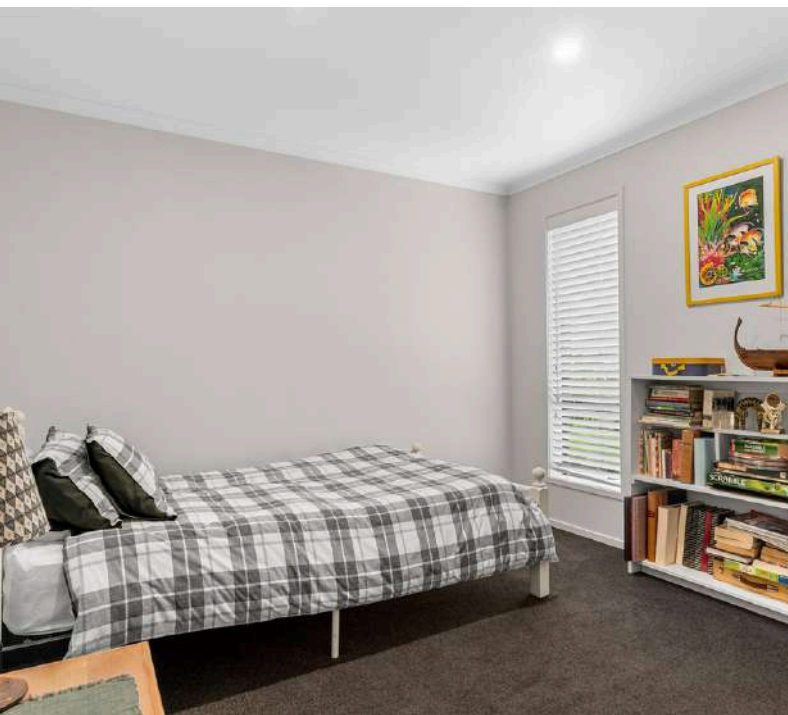
PHOTO GALLERY





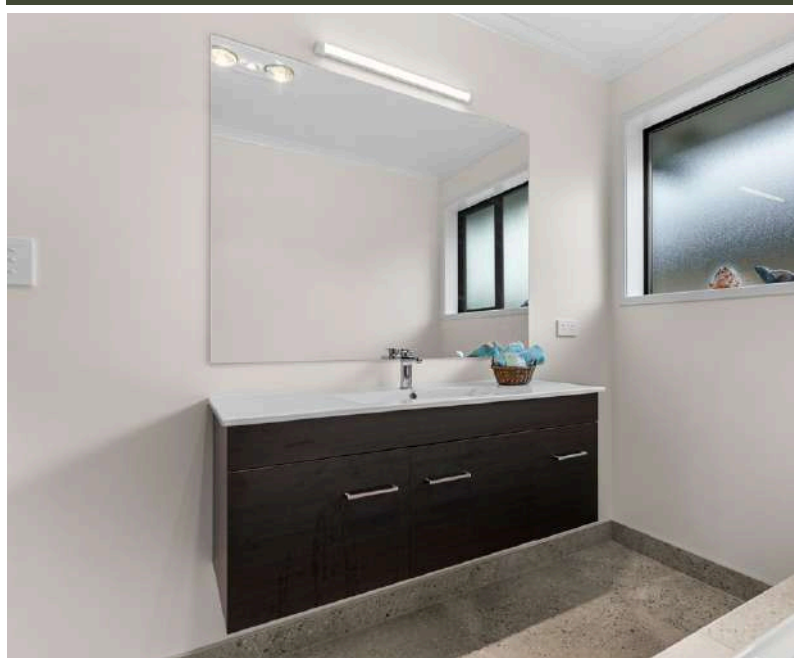








“ From the crisp architectural lines to the refined finishes and timeless colour palette, every detail makes a lasting impression ”







FLOOR PLAN

This plan is for illustrative purposes only and should only be used as such by any prospective purchaser



BOUNDARY MAP



CERTIFICATE OF TITLE



RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD

Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017




R.W. Muir
Registrar-General
of Land

Identifier 1009387
Land Registration District North Auckland
Date Issued 21 February 2022

Prior References
237117

Estate Fee Simple
Area 602 square metres more or less
Legal Description Lot 270 Deposited Plan 564989
Registered Owners
Laurence White and Jill Yvonne White

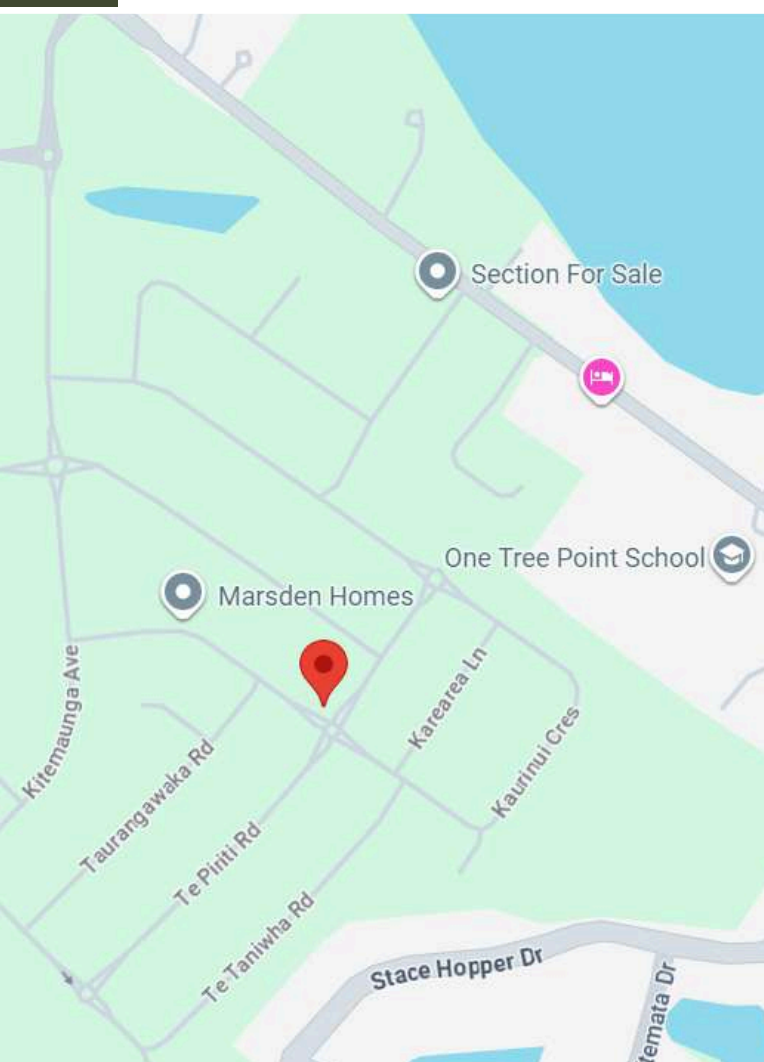
Interests

12201143.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.2.2022 at 4:16 pm
Land Covenant in Covenant Instrument 12201143.7 - 21.2.2022 at 4:16 pm
Land Covenant (in gross) in favour of WFH Properties Limited created by Covenant Instrument 12201143.7 - 21.2.2022 at 4:16 pm
Land Covenant in Covenant Instrument 12201143.8 - 21.2.2022 at 4:16 pm

LOCATION MAP

One Tree Point is a sought-after coastal community nestled on the shores of Whangārei Harbour in Northland, known for its relaxed lifestyle, stunning water views, and family-friendly atmosphere. With safe swimming beaches, scenic walking tracks, and easy access to boat ramps, it's a haven for boating, fishing, and outdoor enthusiasts.

The area features quality residential developments like "The Landing," offering modern homes along peaceful, tree-lined streets. Families appreciate the close proximity to schools and parks, while commuters benefit from being just a short drive to Ruakākā and Whangārei city. One Tree Point perfectly blends coastal charm with everyday convenience, making it an ideal place to live, holiday, or invest.



- 700m to One Tree Point Store
- 1.7 km to One Tree Point Boat Ramp
- 3.1 km to Marsden Cove Marina
- 8.3 km to Ruakaka Shopping Centre
- 9.2 km to Ruakaka Beach (racecourse access)
- 12.6 km to Ruakaka Beach
- 18.4 km to Uretiti Beach
- 20.3 km to Waipu village
- 28.6 km to Waipu Cove
- 33.0km to Langs Beach
- 35.6km to Whangarei CBD
- 40.8km to mangawhai
- 142km to Auckland City



SUE MAICH & DAMIEN DAVIS

Strongly focused on being at the top of their game, Sue and Damien have been driven to elevate their success and launch OWN Real Estate - a venture embodying their vision for a more personalised, client-focused approach. By stepping away from the constraints of a large corporate brand, Sue and Damien now embrace the independence of their OWN brand, allowing them to harness their principles of adding value to their clients transactions through the very best marketing, attention to detail and outstanding client service.

Equipped with the latest real estate strategies and technology, they are at the forefront of modern property marketing and negotiation. With over 30 years of combined experience and a track record in successful local development projects, they offer unmatched expertise in every transaction.

By their own admission, Sue and Damien run a tight ship. Their team handles the administrative tasks freeing Sue and Damien to do what they do best - seeking out property to sell, forming tight working relationships with their vendors and purchasers, marketing property superbly and negotiating sales.

Nothing is left to chance. Utilising the specific skills of a professional photographer, graphic designer, cleaner, builder, painter and home staging company if required. A home marketed by Sue and Damien is a strategically managed listing, destined to attain the best price in the least amount of time. Much of Sue and Damien's business now comes by the way of personal referral or repeat dealings with those who have enjoyed and highly regard doing real estate their way.

SUE MAICH

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