

# PROPERTY BROCHURE

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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

FOR SALE BY NEGOTIATION



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.

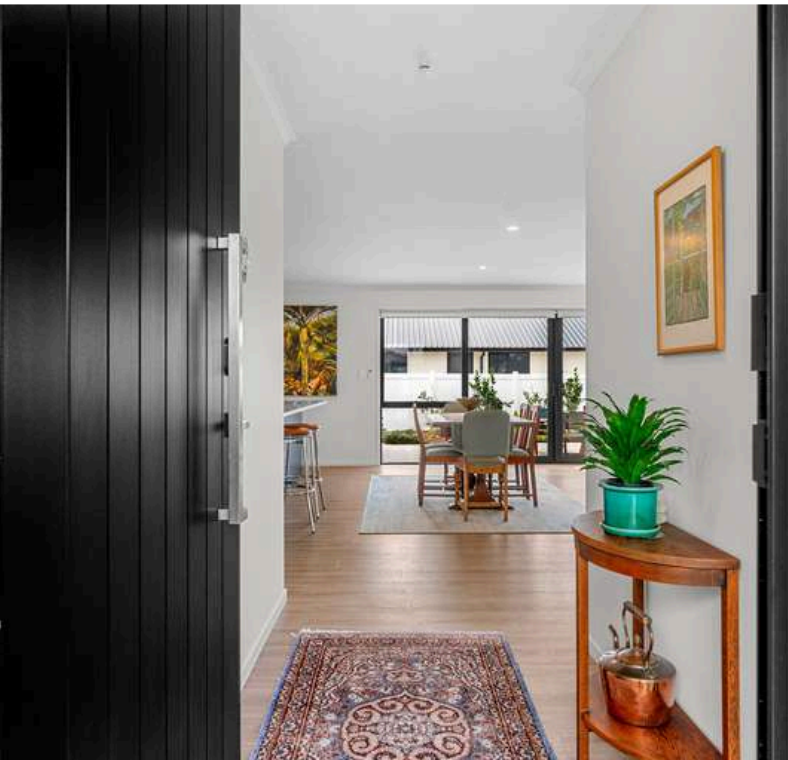
# KEY PROPERTY DETAILS

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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

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- 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

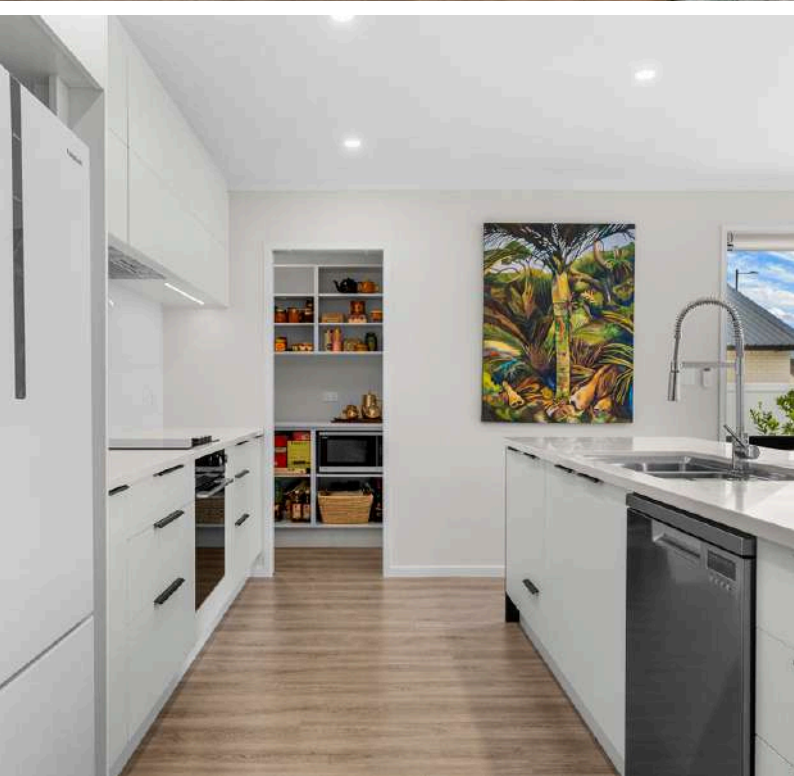


# PHOTO GALLERY

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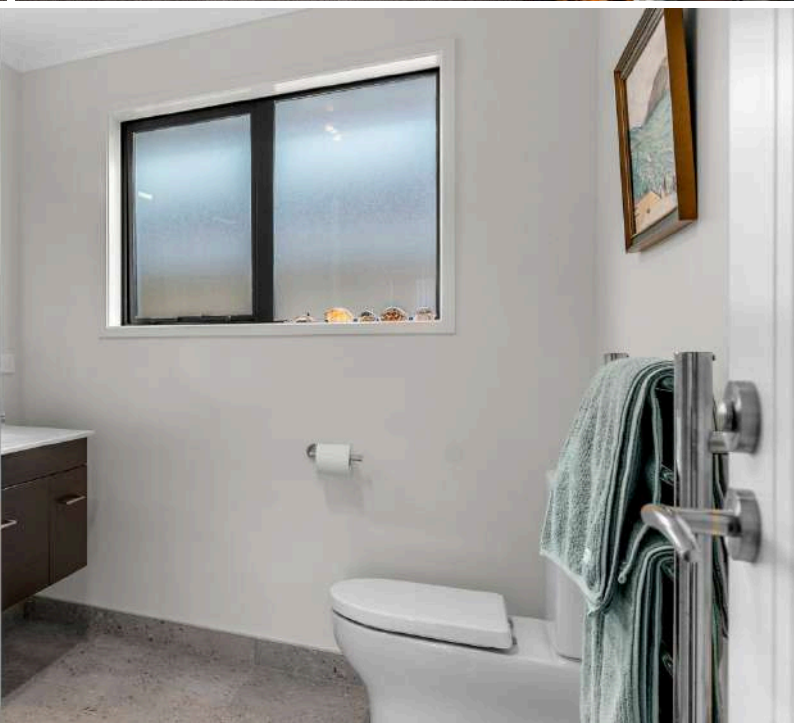
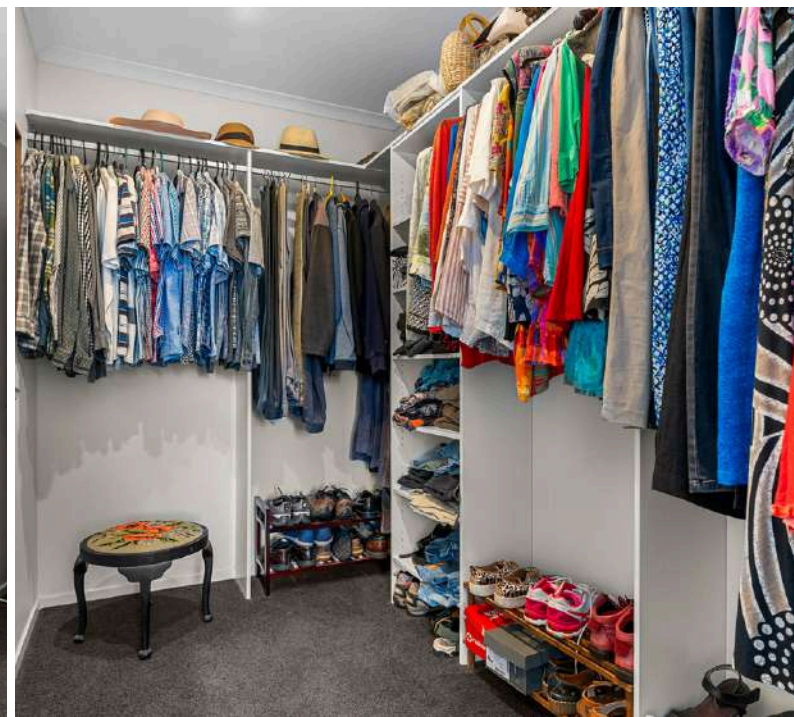




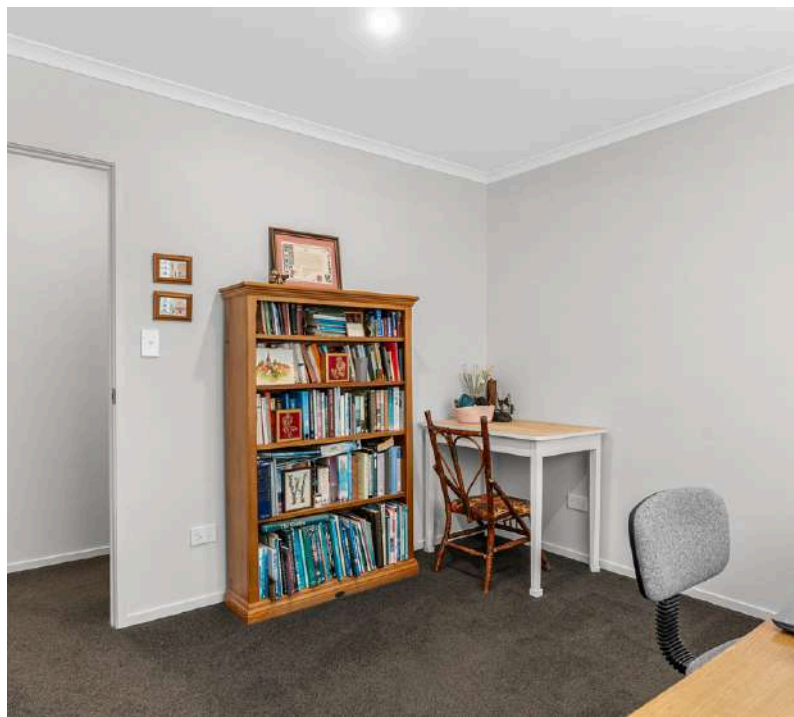
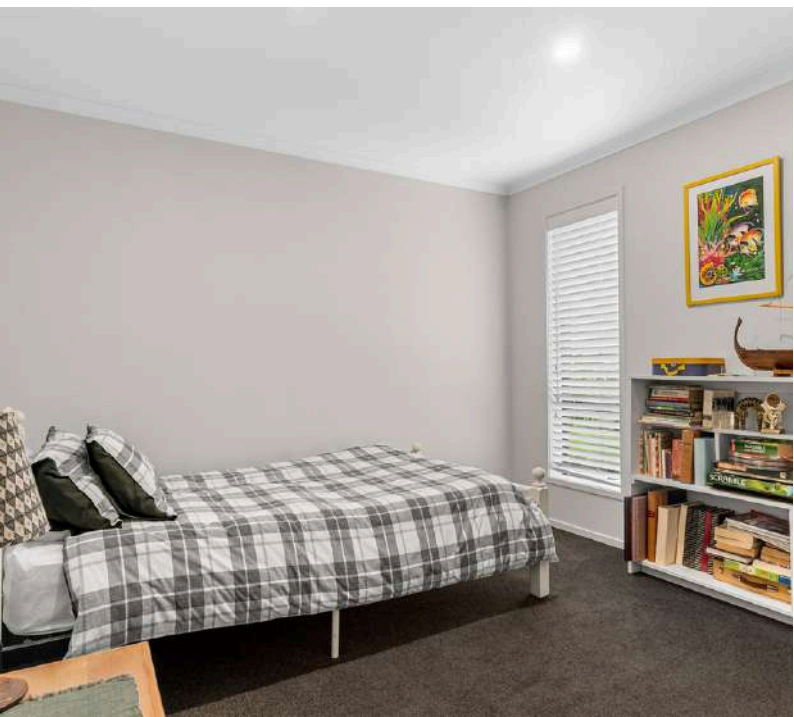








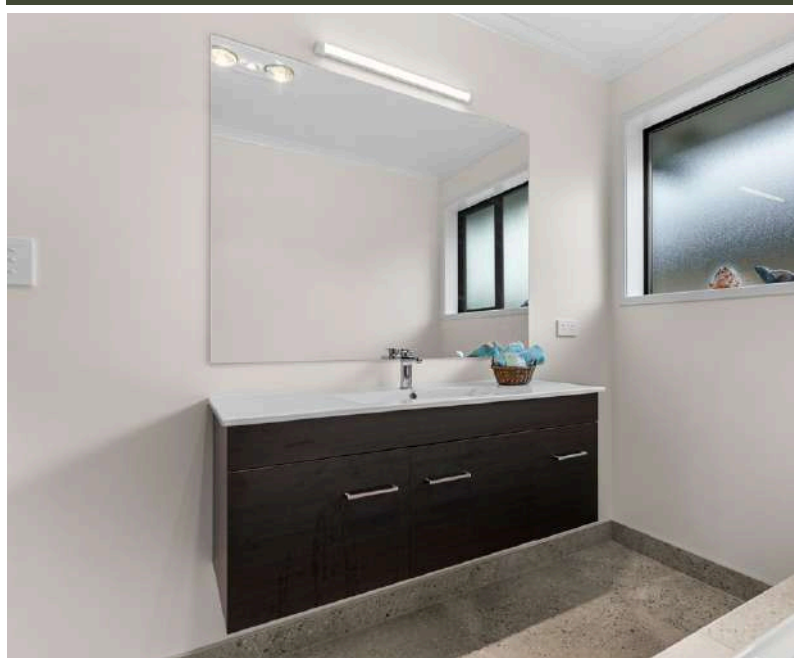








“ From the crisp architectural lines to the refined finishes and timeless colour palette, every detail makes a lasting impression ”













# FLOOR PLAN

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





# BOUNDARY MAP

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# 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

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**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

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### 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



# RENTAL APPRAISAL



## Rental appraisal

Thank you for giving us the opportunity to appraise your property.

Property:  
98 Kaurinui Crescent,  
One Tree Point, Whangarei

Prepared for:  
Own Real Estate

Prepared on:  
13 Aug 2025

Bedrooms : 4x Bedrooms  
Floorplan : 209m<sup>2</sup> (approx.)  
Bathroom : 1x Bathroom & 1x Ensuite  
Exterior : 602 square metres (more or less)

Description:  
This near new home is located in the coastal area of One Tree Point. A sleek entertainer's kitchen flows effortlessly to two spacious living areas and a sun-filled courtyard. Features four bedrooms – including a master suite with walk-in robe and ensuite, stylish family bathroom and the convenience of a double garage with internal access. A impressive low-maintenance landscaped grounds with a large a large garden shed. Located just minutes from the beach, childcare, One Tree Point School, shops, and marina. One Tree Point is approximately 35 minutes to Whangarei, two hours to Auckland City.

Some work may be required to meet the Healthy Home Standards for Residential Rental Properties

The most up-to-date data and market statistics have been used to compare your property with similar, recently rented properties in the area.

Based on these facts and figures and our knowledge of the local market, the weekly rental indication for your property is the price range below.

This is an indication of what you can expect for your property in the current market. The number of comparable properties used for this analysis can vary and influence the accuracy of the price range indicated above.

Our property management team work hard for you to ensure the best returns for your investment property.

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**\$750 - \$780 per week**

Disclaimer: This rental assessment does not purport to be a registered valuation. It is based on:

- today's market—values may be affected by market conditions and peak/non-peak seasons
- the property complying with all relevant legal requirements, including under tenancy, building, health, safety and healthy homes legislation in so far as they apply to the property. Barfoot & Thompson make no representation and give no warranty that the property currently meets these requirements and the purchaser/recipient of this appraisal is advised to seek their own advice.



**Jeanine Walters**

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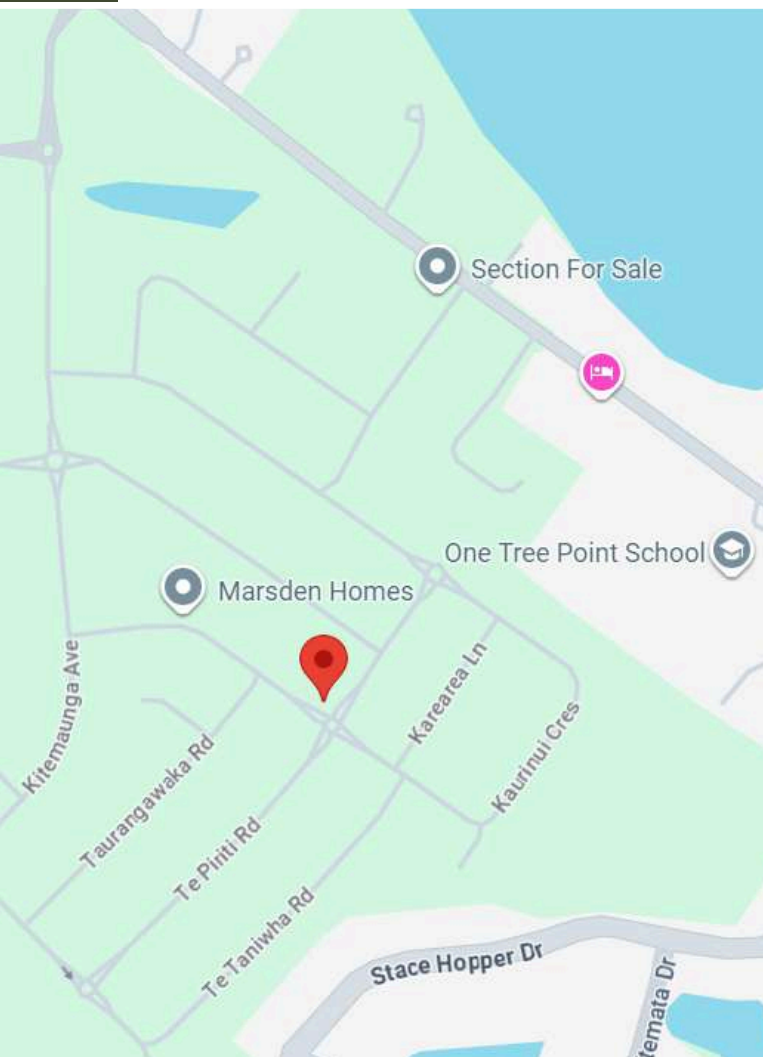


# LOCATION MAP

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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

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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.



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