

PROPERTY BROCHURE



322 KOKOPU ROAD, RUATANGATA WEST

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

322 KOKOPU ROAD, RUATANGATA WEST

KIDS OUTSIDE, SERENITY INSIDE...



1.4925
HA



231
SQM



4



2



2



3

DEADLINE SALE
1PM, 15 OCTOBER 2025 (UNLESS SOLD PRIOR)

Whangarei country living - without the long commute. Located midway between Maunu and Kamo, this modern barn-style haven pairs everyday ease with a gorgeous outlook. Inside, soaring ceilings with warm timber beams create a dramatic central living zone, anchored by a sleek white kitchen with a generous breakfast bar, quality appliances and effortless flow to open plan lounge and dining area.

Throw the doors wide and life shifts outdoors: a sheltered patio for year-round BBQs that doubles as a car port, a sun-soaked deck for long lunches, and a spa spot to watch the hills fade into evening.

Freshly renovated and beautifully presented, the home delivers four bedrooms and two bathrooms - both newly updated, including an ensuite. One bedroom is upstairs, alongside a versatile second living/office/gym space to use as you please. Practicality follows through with a separate shed/workshop for projects and gear, loads of flat lawn for play, and fenced paddocks for a few four-legged lawnmowers.



Light, low-maintenance and genuinely move-in ready - here you're private, peaceful and still close to everything: an easy drive to Maunu services, Kamo village and Whangārei CBD. Whether you're upsizing, downsizing to lifestyle, or chasing space for kids, animals and hobbies, this is the sweet spot between town convenience and rural freedom.

Own the outlook. Own the weekends. Own the lifestyle – our sellers have already purchased and are keen to get moving!

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 3, Deposited Plan 188457, Certificate of Title NA117D/783
CV	\$860,000
RATES	\$2,767.56
DATE BUILT	2000
ZONING	Rural production zone
LAND AREA	1.4925ha (more or less)
FLOOR AREA	231sqm
LIVING AREAS	2 - upstairs & downstairs
SEPARATE TOILET	1
KITCHEN	Modern
APPLIANCES	Gas hob (with gas bottle), electric oven
LAUNDRY	Separate
HEATING	In the main living and upstairs bedroom
INSULATION	Pink Batts
WATER HEATING	House: Heat pump hot water - located in the carport Shed: Califont with gas bottle
PARKING	Carport plus two-bay shed - the carport is currently used as an outdoor living space but could easily be reverted to covered parking if desired
SHED	9mx6m with shower and toilet
ROOF	Coloursteel
JOINERY	Aluminium - single glazed
CLADDING	Coloursteel
FLOOR	Concrete floor with coverings
WATER SOURCE	Rain collection - x2 25,000L concrete tanks, x1 23,000L concrete tank behind the shed
WASTE	Standard septic beside the shed
INTERNET	VDSL
CHATTELS	Blinds, clothesline, dishwasher, oven, gas hob, rangehood, extractor fan in main bathroom, fixed floor coverings, wood shed, heat pump x2, woodburner, heat pump hot water system, light fittings, smoke detectors x5, spa, water pump (in garage), UV water filter system, gas califont for shed, x2 9kg gas bottles

ADDITIONAL DETAILS



- Location
 - 14 minutes from Kamo
 - 11 minutes from Maunu
- Renovated throughout (2 years ago)
- Large Kwila deck
- Distant rural views, gorgeous sunsets
- Private setting with native trees
- Concrete circular driveway
- 3 paddocks, each with water troughs
- Paddocks regressed with rye & perennials (2 years ago)
- Post & rail fencing
- Stock
 - Suitable for 3-4 cows
 - Dedicated sheep paddock
- Home orchard with assorted trees
- Dog kennel (optional)

DISCLOSURES

- Solarhart on the roof has been decommissioned
- Paper road on the western boundary - present owners graze



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.

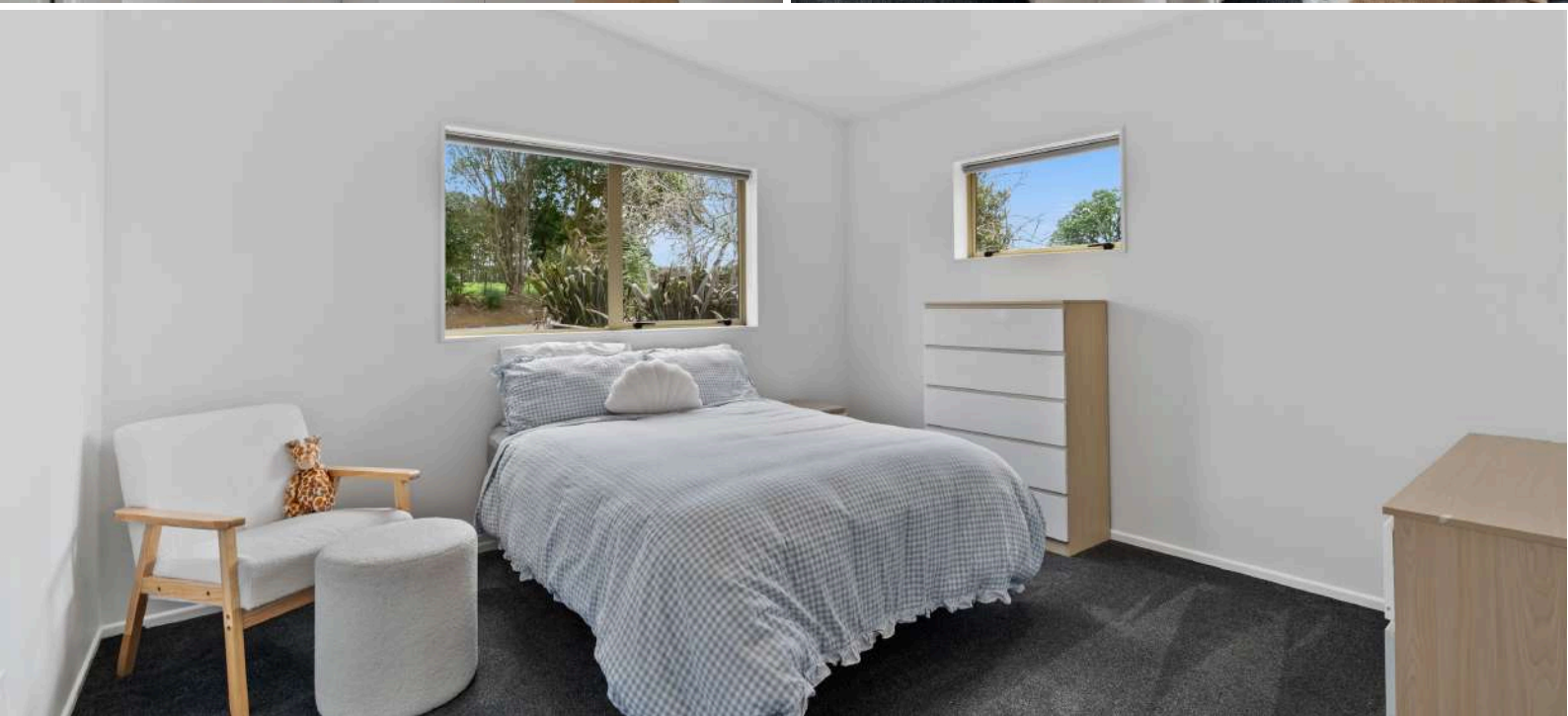
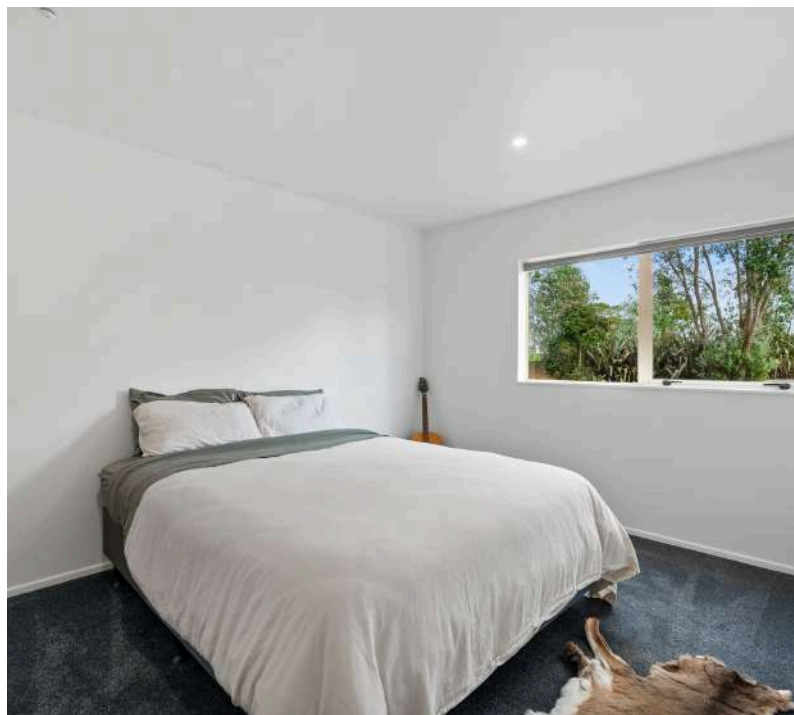
What does “unless sold prior” mean?

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









“

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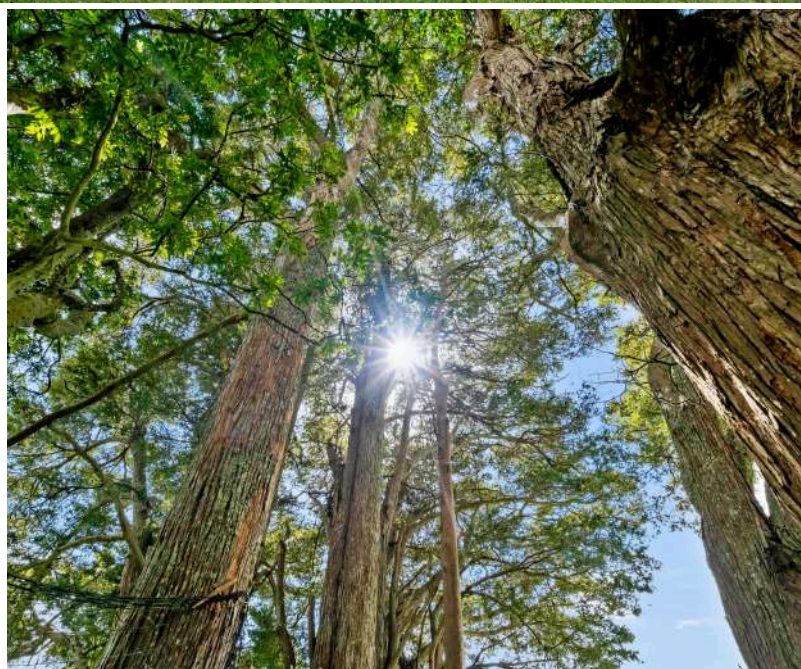




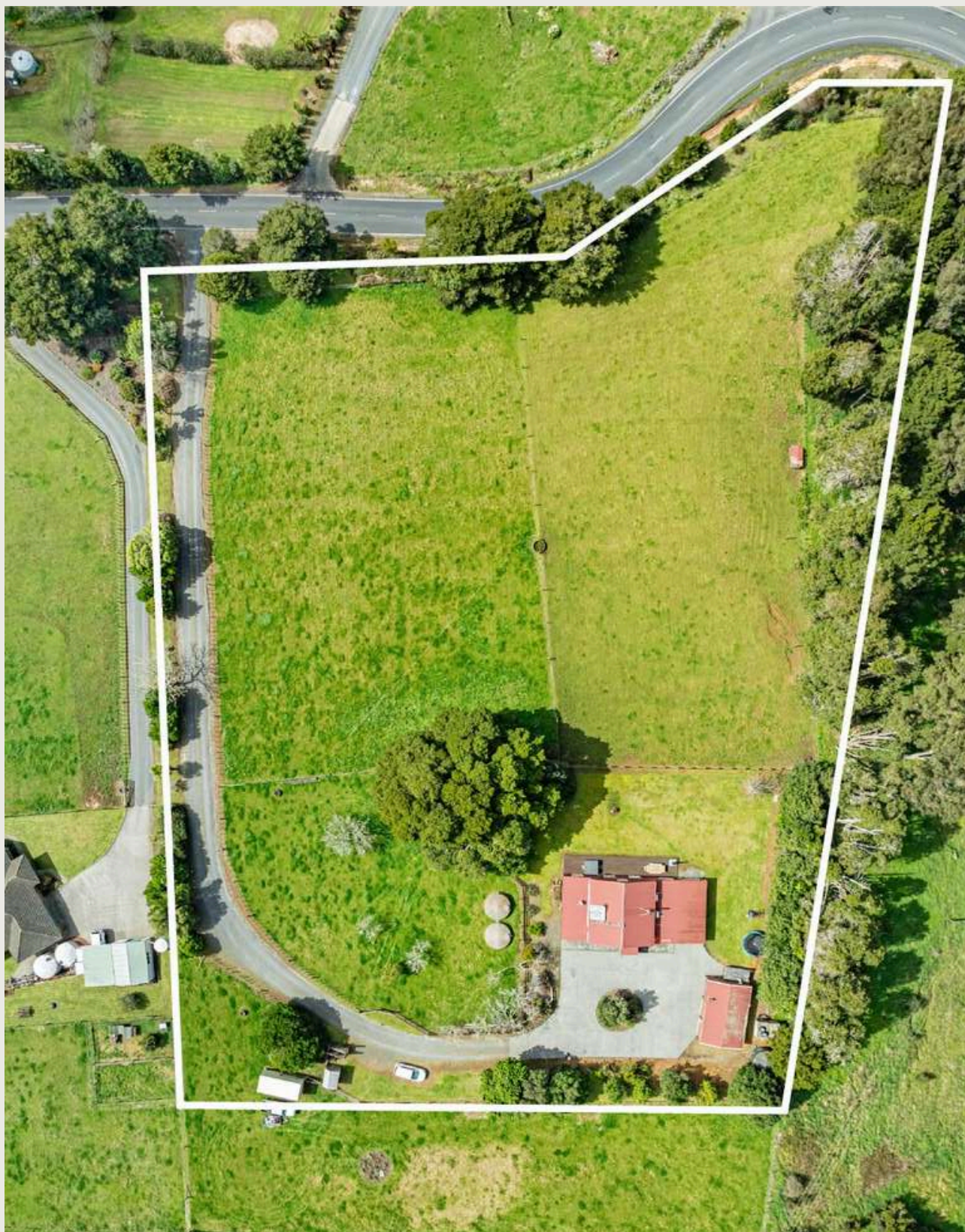
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BOUNDARY MAP



Boundary lines are indicative only

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 **NA117D/783**
Land Registration District **North Auckland**
Date Issued 28 September 1998

Prior References
NA118B/290 NA557/76

Estate Fee Simple
Area 1.4925 hectares more or less
Legal Description Lot 3 Deposited Plan 188457
Registered Owners
Renee Sarah Lowther, James Robert Lowther and RT Trustee Holdings Limited

Interests
11310105.2 Mortgage to ANZ Bank New Zealand Limited - 7.12.2018 at 4:00 pm



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.

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