

# PROPERTY BROCHURE

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19 Princes Street, Kensington

SUE & DAMIEN  
PROPERTY TEAM

OWN  
REAL ESTATE

19 PRINCES STREET, KENSINGTON

# KENSINGTON EASE, LOCK-AND-LEAVE...



405  
SQM



178  
SQM



3



2



1



1



2

AUCTION ON-SITE  
1PM, 12<sup>th</sup> NOVEMBER 2025 (UNLESS SOLD PRIOR)

Modern, low-maintenance and instantly welcoming, this king-sized Kensington townhouse pairs strong street appeal with effortless everyday comfort. A classic brick exterior and striking gables set the tone, while inside, sunlit open-plan living connects kitchen, dining and lounge before spilling to a private, sunny courtyard framed by easy-care planting. Morning coffee, evening wine, weekend BBQs - this is outdoor living that asks little and gives plenty.

The floorplan is practical and generous - three well proportioned bedrooms plus a dedicated office, two bathrooms including an ensuite, and internal access double garaging with extra off-street parking including space for a trailer or small boat. Storage is sensible, finishes are excellent, and the presentation throughout is immaculate, making move-in day an uncomplicated affair.



Positioned in a prime pocket of Kensington, you're moments to shops, cafés, a dining hub, sports facilities, parks and walking trails, with the Whangārei CBD an easy downhill roll.

All of these traits combine to create the ideal lock-and-leave for professionals, downsizers or travellers who value security, convenience and low upkeep without compromising space, style or quality.

Our seller has one too many homes, so this one is going, going...

Make it yours today!

# KEY PROPERTY DETAILS

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|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LEGAL DESCRIPTION | Lot 1 Deposited Plan 386243 as per CT 345151                                                                                                                                                                                                                                                                                                                                                                                                   |
| CV                | \$880,000                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| RATES             | \$3,497.62                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| DATE BUILT        | 2007 / CCC issued 2008                                                                                                                                                                                                                                                                                                                                                                                                                         |
| ZONING            | Medium density residential zone                                                                                                                                                                                                                                                                                                                                                                                                                |
| LAND AREA         | 405sqm (more or less)                                                                                                                                                                                                                                                                                                                                                                                                                          |
| FLOOR AREA        | 178sqm (more or less)                                                                                                                                                                                                                                                                                                                                                                                                                          |
| LIVING AREAS      | One                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| TOILETS           | Three - Powder room plus one toilet in each bathroom                                                                                                                                                                                                                                                                                                                                                                                           |
| KITCHEN           | Modern, melteca cabinets, formica tops                                                                                                                                                                                                                                                                                                                                                                                                         |
| APPLIANCES        | Dishwasher, rangehood, wall oven, induction hob                                                                                                                                                                                                                                                                                                                                                                                                |
| LAUNDRY           | In garage                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| HEATING           | Heat pump (floor mounted in lounge)                                                                                                                                                                                                                                                                                                                                                                                                            |
| PARKING           | Double garage with internal access<br>Off street parking for three vehicles<br>Ample parking beside garage for small boat, camper etc                                                                                                                                                                                                                                                                                                          |
| INSULATION        | Walls and ceilings                                                                                                                                                                                                                                                                                                                                                                                                                             |
| WATER HEATING     | Electric cylinder                                                                                                                                                                                                                                                                                                                                                                                                                              |
| ROOF              | Coloursteel corrugated iron - moss treated spring 2025                                                                                                                                                                                                                                                                                                                                                                                         |
| JOINERY           | Aluminium                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| CLADDING          | Brick and weatherboard                                                                                                                                                                                                                                                                                                                                                                                                                         |
| FLOOR             | Concrete base                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| WATER SOURCE      | Mains                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| WASTE             | Mains                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| INTERNET          | Fibre in the street but not connected to the house                                                                                                                                                                                                                                                                                                                                                                                             |
| CHATTELS          | Auto garage door + 2x remotes, Window treatments, Clothesline, Dishwasher, Electric wall oven, Induction hob, Waste disposal, Rangehood, Extractor fans in bathroom and ensuite, Bathroom heater in downstairs bathroom, Heat/fan/light unit in downstairs bathroom, Fixed floor coverings, Garden shed, Heated towel rails x2, Heat pump x1 + 1 remote, Home ventilation system in master suite, Light fittings, Smoke alarms, and Shade sail |

# ADDITIONAL DETAILS

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- Carpets cleaned May 2024
- Roof treated for mold spring 2025



# HOW TO BUY AT AUCTION

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## **How does an Auction work?**

A real estate auction is an open and transparent way of offering a property for sale at a set date and time. Purchasers compete by placing bids against each other, with the property being sold to the highest bidder (subject to reserve). The auction terms and conditions are available in advance, giving buyers time to review them. Once the hammer falls, the sale is cash and unconditional, and both buyer and seller are legally bound by the contract.

## **How do I prepare for an auction?**

To prepare for an auction, arrange finance with your bank or lender in advance and provide a copy of the auction contract to your solicitor for review. Most auctions require a 10% deposit immediately after the fall of the hammer, so you must have access to those funds on the day. You should also complete your due diligence by consulting your solicitor, a building inspector, or a registered valuer, and checking with council regarding any renovations or works completed on the property. Finally, attending a few auctions beforehand can help you feel more confident and comfortable with the process when it's your turn to bid.

## **Do I need to register?**

At OWN Real Estate, we encourage all prospective buyers to formally register before bidding. By law, you must also receive a copy of the Approved Buyers Guide (issued by the Real Estate Agents Authority) before you can place a bid. Your salesperson will provide this guide and assist you with the registration process.

# HOW TO BUY AT AUCTION

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## **What is a reserve price?**

The reserve price is set by the property seller (vendor) and communicated in writing to the auctioneer, indicating the amount they are willing to accept. It can be adjusted during the auction if necessary. The reserve price is not disclosed to bidders unless the vendor authorises the auctioneer or selling agent to do so, such as when the auction is paused for negotiation.

## **What if bidding doesn't reach the reserve price?**

If bidding does not meet the reserve, the auctioneer may pause the auction to consult with the highest bidder, who may be invited to increase their offer. If the vendor accepts the new offer, the auction will resume, the property will be declared "on the market," and bidding will continue until sold. If the vendor does not accept, the auction will continue from the new level, and if no further acceptable bids are received, the property will be passed in.

## **What happens if the property doesn't sell?**

If a property is passed in (unsold at auction), the vendor may consider conditional or unconditional offers immediately following the auction.

## **What is a vendor bid?**

The auctioneer is allowed to take bid/s on behalf of the seller. If used, this will be clearly identified as a "vendor bid" or "bid on behalf of the seller" by the auctioneer during the auction call. It is used as a "counter offer" if required.

## **Can the property be sold before auction day?**

If a property is advertised as "unless sold prior," the vendor may accept an offer before the scheduled auction date. To protect your interest, let the agent know you are interested so they can notify you of any early offers. If you wish to make a pre-auction offer, you will need to complete our Pre-Auction Offer Procedure and provide a 10% deposit. If the offer is accepted, the auction may be brought forward, and your offer will become the opening (and reserve) bid. The auction then proceeds as usual, giving other buyers the opportunity to bid.

## **What if I cannot attend the auction?**

If you are unable to attend the auction, speak with your OWN Real Estate salesperson to arrange alternative bidding options. You may bid by telephone, appoint someone to bid on your behalf (absentee bidding), or in some cases, bid online. All bidding authorities must be completed, signed, and include identification prior to the auction. Alternatively, you may authorise a power of attorney to act on your behalf.

# PHOTO GALLERY

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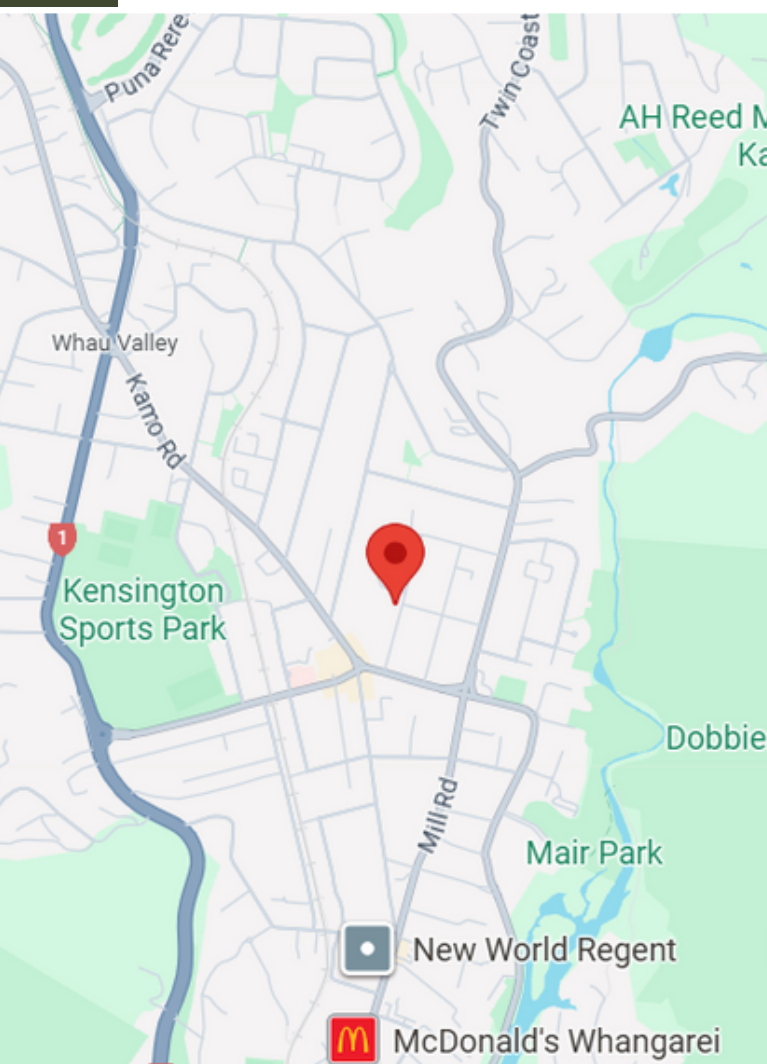


# LOCATION MAP

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A long-time favourite among Whangārei locals, Kensington is prized for its central location, leafy streets, and easy everyday living. Just minutes from the city centre, this well-established suburb combines the best of urban convenience with a welcoming neighbourhood feel.

Residents enjoy close proximity to supermarkets, medical facilities, cafés, and sports grounds, while the scenic Parihaka bush tracks and Whangārei Falls are only moments away for those who love the outdoors. Quality schools and excellent transport links add to the area's appeal, making Kensington a smart choice for families, professionals, and retirees alike.



- 650m to Kensington crossing (Tank, Burger fuel, BestStart, Lone Star, Pharmacy, St Pierres Sushi, Sal's Pizza, and Snap Fitness)
- 700m to Kensington Private Hospital
- 1.0km to Kensington Sports Park
- 1.0km to Mair Park (Parahaki walking tracks)
- 1.3km to Woolworths and New World Regent
- 1.5km to Whangārei Girls High School
- 2.3km to Whangārei Boys High School
- 2.6km to Whangārei Town Basin
- 2.9km to Tarewa Mega Shopping Centre
- 3.4km to Okara Shopping Centre
- 4.7km to Kensington Sports Park
- 9.6km to Whangārei Airport

# 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** 345151  
**Land Registration District** North Auckland  
**Date Issued** 10 April 2008

**Prior References**  
NA526/154

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**Estate** Fee Simple  
**Area** 405 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 386243  
**Registered Owners**  
Frank Gordon Spicer and Bob the Trustee Limited

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### Interests

Subject to a right to drain water over part marked B on DP 386243 created by Easement Instrument 7779851.4 - 10.4.2008 at 9:00 am

Appurtenant hereto is a right of way and rights to convey water, gas, telecommunications and computer media and drain water created by Easement Instrument 7779851.4 - 10.4.2008 at 9:00 am

The easements created by Easement Instrument 7779851.4 are subject to Section 243 (a) Resource Management Act 1991

# RENTAL APPRAISAL

## Rental appraisal

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

Property:  
**19 Princes Street, .  
Kensington, Whangarei**

Prepared for:  
**Sue Maich**

Prepared on:  
**17 Oct 2025**

Bedrooms : **3 x Bedrooms**  
Floorplan : **178sqm (more or less)**  
Bathroom : **2 x Bathroom**  
Exterior : **Brick**

Description:  
This Kensington townhouse offers a modern, low-maintenance & a classic brick exterior. The interior is defined by sunlit open-plan living connecting the kitchen, dining, and lounge, which extends to a private, sunny courtyard perfect for easy outdoor enjoyment. The generous and practical floorplan includes three well-proportioned bedrooms, a dedicated office, two bathrooms (including an ensuite), and internal access double garaging with additional off-street parking suitable for a trailer or small boat. This home is positioned in a prime pocket of Kensington, providing easy access to local shops, cafés, dining hubs, sports facilities, parks, and the Whangarei CBD.  
**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.

I look forward to discussing this appraisal with you.

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**\$650.00 - \$660.00 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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## 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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