

PROPERTY BROCHURE



49 NEWTON ROAD, MAUNGATAPERE

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

49 NEWTON ROAD, MAUNGATAPERE

AN IMMACULATE LIFESTYLE SANCTUARY...



1.3481
HA



266
SQM



5



3



3



2+

DEADLINE SALE
1PM, 19 NOVEMBER 2025 (UNLESS SOLD PRIOR)

For buyers who want real space without surrendering convenience, this property is the benchmark. Invisible from the road in a prized lifestyle pocket, the home sits elevated and utterly private with long green views and an impressive arrival. The single-level brick residence is substantial and flawless - fastidiously maintained inside and out. Light-filled open-plan living anchors two lounges and both formal and casual dining, opening to wide, sunny decks. Accommodation is scaled for flexibility: four generous bedrooms including a master suite with walk-in robe, plus a separate one-bedroom guest suite for extended family or long-stay visitors. Climate control is simple with ducted heating/cooling. The kitchen runs galley-style with excellent prep space and double ovens, framed by a sensational view of the grounds.



Storage and parking are uncompromised with abundant off-street capacity, an internal-access garage, and a half-round barn for boats, campers, or projects. Situated on 1.348 hectares of manicured volcanic land, three well-fenced paddocks and a newly built stock race make stock movement a breeze. The setting is quiet, the neighbourhood coveted, and the CBD is roughly ten minutes away.

Rare space, impeccable presentation, and city-edge ease - this is lifestyle without compromise.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 1 Deposited Plan 597020 having a 1/20 share in Lot 6 Deposited Plan 102262 as shown on Certificate of Title 1157021
CV	\$1,335,000 (2025/2026)
RATES	\$2,978.83
DATE BUILT	Building consent 67241 issued 2003; CCC issued 2005
ZONING	Rural lifestyle
LAND AREA	1.3481ha (more or less)
FLOOR AREA	266sqm (more or less)
LIVING AREAS	Three
TOILETS	Three
LEVELS	One
PARKING	Ample off-street parking
WALLS	Gib
FRAMING	Timber
STUD HEIGHT	2.4m
FLOORING	Tile + carpet (new 2024)
INSULATION	Ceiling and walls
ROOF	Concrete tile
EXTERIOR CLADDING	Brick
JOINERY	Aluminium
HEATING	• Daikin Premium Inverter Ducted Air Conditioning System - 14kW cooling, 16.5kW heating (replaced Feb-2024 with 5-year warranty on Daikin outside unit) • Rinnai gas fire • Gas bayonet in second lounge (2x 18kg gas bottles (owned) in cupboard on deck) - These will require testing before use
LIGHTING	LED lighting throughout
SOFFITS	Fibrolite painted
DECK	Timber, stained 2025
EXTRACTOR FANS	In bathrooms
WATER HEATING	Electric - x3 hot water cylinders

ADDITIONAL DETAILS

WATER SOURCE	Tank water - x3 25,000L Duracrete concrete tanks
WATER TREATMENT	Puretec UV Filter System - installed 2020
OUTSIDE TAPS	Three in house plus one in shed and one in hothouse
WATER PUMP	Located at tanks - x2 pumps, one for house and one for outside taps
WASTE	Standard septic tank (cleaned 13 March 2024)
FIRE SAFETY	Three smoke alarms - two in hallway and one in guest suite
SHED	Half round 8 x 7.5m (approx) barn - with power and manual roller door
HOT HOUSE	7.5 x 2.2m (approx), attached to the side of the barn, for growing plants under cover
FRUIT TREES	x2 Pear, x2 Plum, x2 Peach, x2 Nectarine, x8 Apple, x1 Feijoa, x1 Tangelo, x1 Avocado, Passionfruit, Kiwifruit, x1 Lemon
INTERNET	Wireless - currently connected through 2 Degrees
ZONED SCHOOLING	Maungatapere School (Years 1-8) Otaika Valley School (Years 1-6) Tauraroa Area School (Years 1-13)
SOIL	Volcanic
DRIVEWAY	Gravel, concrete exposed pebble Owned by 51 Newton Road. 49, 49A, 53 & 53A have a right of way to use it
PADDOCKS	x3, no troughs. x2 paddocks have sheep netting
FENCING	Post & rail at entrance and paddocks are 7-wire batten
SPA POWERPOINT	Under the deck near the tap at the eastern end (not currently connected)
DISTANCE TO AMENITIES	• 2.2km to Maungatapere Gas Station, Post Shop • 2.5km to Maungatapere School • 7.9km to Whangarei Hospital • 10km to Whangarei CBD
CHATTELS	Central vacuum, curtains, fixed floor coverings, heated towel rails, light fittings, electrical stove, gas hob, rangehoods, garage door remotes x2, washing machine taps, water pumps x2, 18kg gas bottles x2, 9kg gas bottles x2, speaker system (unsure of working condition), security system (Bosch - new back-up battery installed 24/09/2025)
DISCLAIMER	No consent was obtained by the previous owners to install the kitchen in the guest suite

KITCHEN & LIVING AREAS



KITCHEN

- Samsung dishwasher, Simpson double oven, Bosch gas hob (new 2005)
- LED lighting
- Tile floor coverings
- Benchtops (new 2025)
- Cabinetry - two pot polyurethane paint with Wilsonart surfaces

LIVING AREAS

- Three living areas - open plan lounge/dining and informal dining and family room
- Tile + carpet floor coverings
- Interior - wallpaper
- Ceiling lights + LEDs
- B&W speakers in main lounge
- Zoned ducted air conditioning throughout plus gas fire in family room (installed October 2021)
- New curtains installed 2024



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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Four generous bedrooms including a master suite with walk-in robe...

”





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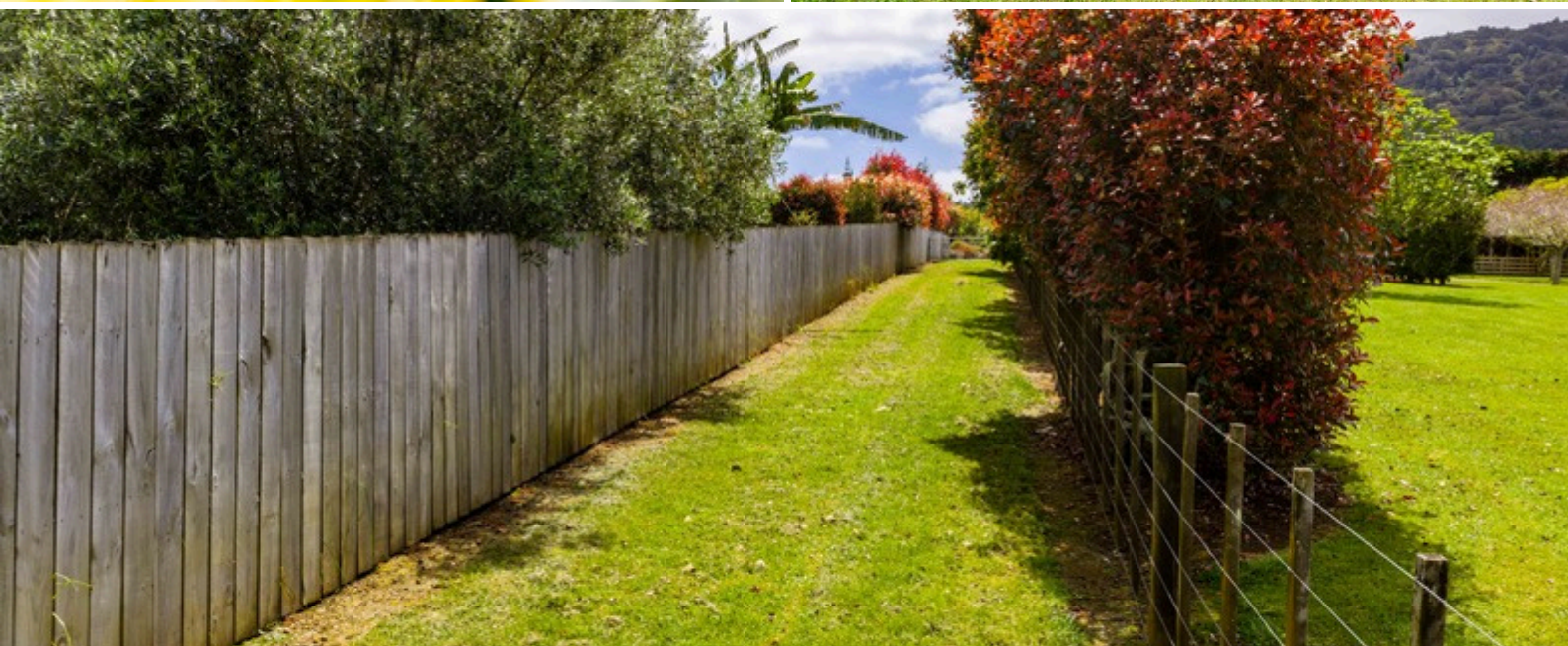
A separate one-bedroom
guest suite for extended
family or long-stay visitors

”



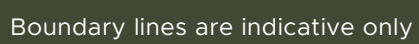












CERTIFICATE
OF TITLE



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 **1157021**
Land Registration District **North Auckland**
Date Issued 22 October 2024

Prior References
NA134C/330

Estate Fee Simple
Area 1.3481 hectares more or less
Legal Description Lot 1 Deposited Plan 597020

Registered Owners
Brian Ross Read, Edwina Clare Read and Sarah Nicole Pratt

Estate Fee Simple - 1/20 share
Area 2.8365 hectares more or less
Legal Description Lot 6 Deposited Plan 102262

Registered Owners
Brian Ross Read, Edwina Clare Read and Sarah Nicole Pratt

Interests

Appurtenant hereto is a right to convey water specified in Easement Certificate B463221.6 - 25.9.1985 at 3.00 pm
The easements specified in Easement Certificate B463221.6 are subject to Section 309 (1) (a) Local Government Act 1974
Appurtenant hereto is a right to convey water specified in Easement Certificate B530663.4 - 29.4.1986 at 2.15 pm
The easements specified in Easement Certificate B530663.4 are subject to Section 309 (1) (a) Local Government Act 1974
Subject to a right to convey water over Lot 6 DP 102262 specified in Easement Certificate B774641.3 - 25.1.1988 at 1.23 pm
Appurtenant hereto is a right to transmit electricity specified in Easement Certificate D536022.8 - 28.8.2000 at 2.55 pm
The easements specified in Easement Certificate D536022.8 are subject to Section 243 (a) Resource Management Act 1991
Appurtenant hereto are Rights of way and Rights to Transmit Telecommunications, Rights to Transmit Electricity and a Right to Convey Water created by Easement Instrument 5363585.1 - 3.10.2002 at 3:56 pm
The easements created by Easement Instrument 5363585.1 are subject to Section 243 (a) Resource Management Act 1991
Subject to Section 241(2) Resource Management Act 1991 (affects DP 597020)
13101831.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 22.10.2024 at 9:31 am (affects Lot 1 DP 597020)
Appurtenant to Lot 1 DP 597020 is a right of way, right to convey water, gas, electricity & telecommunications created by Easement Instrument 13101831.3 - 22.10.2024 at 9:31 am
The easements created by Easement Instrument 13101831.3 are subject to Section 243 (a) Resource Management Act 1991

FLOOR PLAN

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



RENTAL APPRAISAL



Rental appraisal

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

Property:

**49 Newton Road,
Maungatapere**

Prepared for:

OWN Real Estate

Prepared on:

03 Nov 2025

Bedrooms : **5**

Floorplan : **266sqm**

Bathroom : **3**

Exterior : **Brick**

Description:

This private, elevated single-level brick home offers spacious, light-filled living just ten minutes from the CBD. With four bedrooms plus a guest suite, open-plan lounges and dining, a galley kitchen, and ducted heating/cooling, it blends comfort and practicality. Set on 1.348 hectares of manicured land with paddocks, a stock race, ample parking, and a barn, it delivers rare space, privacy, and lifestyle convenience.

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 below.

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.

If you need any further advice we look forward to being of assistance.

\$850 - \$900 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.



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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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