

PROPERTY BROCHURE



67B WHAU VALLEY ROAD, WHAU VALLEY

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

67B WHAU VALLEY ROAD, WHAU VALLEY

URBAN EDGE AND FAMILY COMFORT...



990
SQM



278
SQM



4



3



2



1



2

DEADLINE SALE
1PM 3 DECEMBER 2025 (UNLESS SOLD PRIOR)

This 1980s architectural gem in Whau Valley has had a bold, beautiful reinvention. Polished concrete floors, circular windows, and sleek black and white contrasts give it serious design cred - modern, funky, and unapologetically cool.

Upstairs delivers three bedrooms, an ensuite, an office, and a main bathroom, all refreshed with style and light. The kitchen is a crisp, contemporary hub that opens easily to dining and living zones - spaces that flow with energy and personality.



Downstairs, the vibe continues. A lower level retreat with a bar, extra bedroom, and bathroom that works brilliantly for guests, teens, or extended family. Outdoor living is equally inviting - private, sheltered, and perfect for gathering or soaking in the spa. The section is secure, green, and easy-care, with room for pets and play. Double garaging completes a home that's both smart and soulful.

Offering style with substance, this is an opportunity you won't want to pass on.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 2, DP 90855 as shown on Certificate of Title NA47D/1483
CV	\$800,000
RATES	\$3,985.17
DATE BUILT	1980's
ZONING	Residential
LAND AREA	990sqm (more or less)
FLOOR AREA	278sqm (more or less)
BEDROOMS	Four bedrooms + office (three + office upstairs and downstairs large bedroom with its own external access)
BATHROOMS	Three bathrooms - master ensuite and family bathroom upstairs, plus a downstairs bathroom which has a Certificate of Acceptance (COA)
LIVING AREAS	Two (one upstairs and one downstairs)
APPLIANCES	Electric appliances, double wall oven and 900mm electric hob
LAUNDRY	In the garage
HEATING	4x heat pumps - located in master bedroom, dining, lounge and downstairs
PARKING	Double garage plus carport and ample off-street parking
INSULATION	Batts to ceiling and external walls, as per building code at time of construction
WATER HEATING	Electric hot water cylinder in garage cupboard, small hot water cylinder under bench in kitchen
ROOF	Combination of Decramastic Tile and Longrun Profile Dimondek 400
JOINERY	Aluminium, anodized brown single glazed
CLADDING	Combination of painted clinker brick, rusticated cedar weatherboard, plaster and some fibre cement cladding
FLOOR	• Concrete unispan • Interior has polished concrete in living area. Carpet in bedrooms and hallway plus downstairs bar area • Tiled bathrooms
WATER SOURCE	Mains
WASTE	Mains (Macerator pump for downstairs bathroom only)
INTERNET	Fibre
CHATELS	Dishwasher, electric cooktop, bar fridge in downstairs bar area, extractor fans x3 (in bathrooms), rangehood, fixed floor coverings, heated towel rails x4, heat pumps x4 + x3 remotes, light fittings, smoke detectors, automatic blinds x5 (2x master, 1x one bedroom and 2x living) + remotes, built-in bookcase in both the downstairs area and the downstairs bedroom, auto garage door + x3 remotes, window coverings, clothesline, shade sail in BBQ area, workshop/garden shed, spa pool

ADDITIONAL DETAILS

- Automatic blinds in the master bedroom, one bedroom and living
- Sewer pump is located in the cupboard in the garage which services the downstairs area only
- The driveway services this property only

DISCLOSURES

- The downstairs bar/kitchenette and bathroom are not consented, however the bathroom has had a Certificate of Acceptance (COA) issued by council
- One garage light is not working, and the lights in the decking around the spa pool are also not working
- The dishwasher has been replaced due to the previous one leaking. Minor kitchen cabinet damage resulted which will be remedied by a kitchen installer prior to settlement



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















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 NA47D/1483
Land Registration District North Auckland
Date Issued 09 April 1981

Prior References
NA1010/90

Estate Fee Simple
Area 990 square metres more or less
Legal Description Lot 2 Deposited Plan 90855
Registered Owners
Jeffrey Neil Scott and Julianne Scott

Interests
10692763.3 Mortgage to ANZ Bank New Zealand Limited - 1.3.2017 at 2:42 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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