

PROPERTY BROCHURE



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

FOR SALE BY NEGOTIATION

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

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 Off street parking for three vehicles 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



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

PHOTO GALLERY









FLOOR PLAN

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



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

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

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

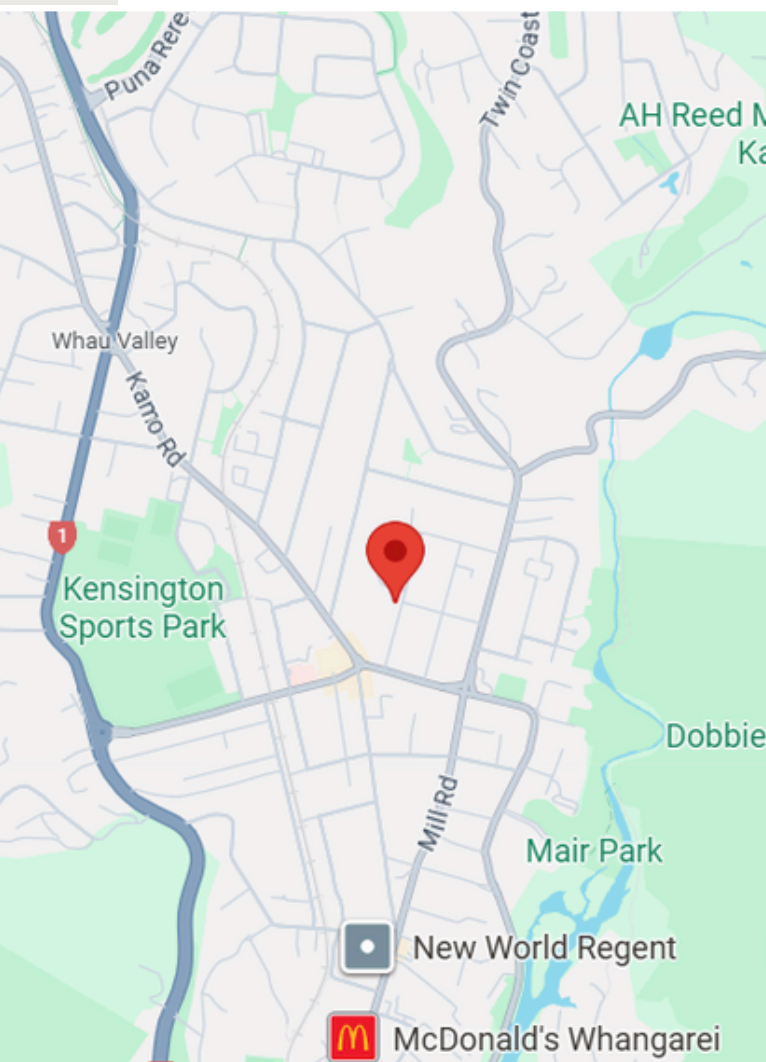
Appurtenant hereto is a right of way and rights to convey water, gas, telecommunications and computer media and drain water created by Easement Instrument 7779851.4 - 10.4.2008 at 9:00 am

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

LOCATION MAP

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 Whangareei Girls High School
- 2.3km to Whangareei Boys High School
- 2.6km to Whangareei Town Basin
- 2.9km to Tarewa Mega Shopping Centre
- 3.4km to Okara Shopping Centre
- 4.7km to Kensington Sports Park
- 9.6km to Whangareei Airport

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 Whangārei 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.

\$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.



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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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