PROPERTY BROCHURE

17 BOB WILLIAMSON LANE, MAUNU

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

17 BOB WILLIAMSON LANE, MAUNU

VIEWS, VERSATILITY, AND VERIFIABLE QUALITY...

3.5670 HA	270 SQM	4	3	2	1	2+

ASKING PRICE $1,395,000

Perched on the foothill of Maunu Mountain, with commanding rural and city views, this striking home delivers scale, style, and substance - all on 3.567ha (more or less) of grazing and native bush. Built in the early 2000s, it represents the best of its era - bold architecture, generous proportions, and a focus on light and outlook, while avoiding much of the risk often associated with similar homes. Ahead of its time, constructed with treated timber framing and a ventilated cavity, and with a building report on hand, buyers can approach with confidence.

The main home offers three bedrooms, an ensuite, and a main bathroom. Split-level, open-plan living connects a sleek, modern kitchen with dining and lounge spaces that open to wrap-around decks and the ever present view.

An impressive extension adds a self-contained upper wing above the garage - complete with its own bedroom, bathroom, and living area flowing to a large patio. It's a perfect guest retreat or setup for extended family.

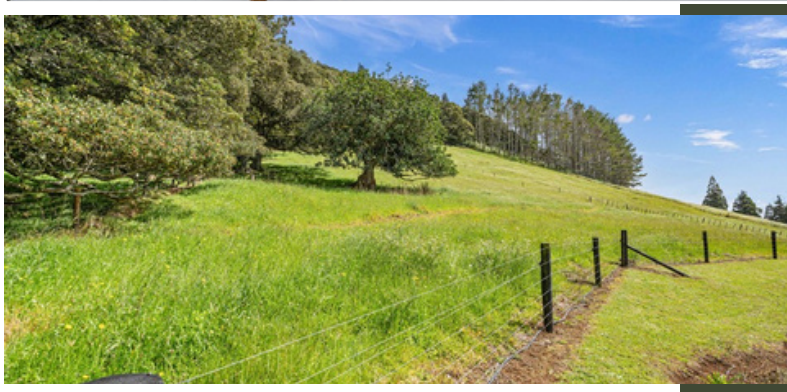
Outdoors, you'll find a 6x4m Versatile shed, stockyards, and six paddocks serviced by a potable bore. Everything you need to start up or wind down your farming lifestyle. The balance of land includes some covenanted bush – on the edge of Pukenui Forest. There are also consented (expired) plans to subdivide three additional Lots off this property - a land-banking opportunity built in. Conveniently located near town and top-tier schools, yet fully rural in feel, this property pairs lifestyle freedom with panoramic outlooks and smart reassurance where it matters most.

For those who like their space elevated, their views endless, and their connection to the world just distant enough - this one's well worth a look.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 1, Deposited Plan 547392, Certificate of Title 934353
CV	$1,517,000 (2025/2026)
RATES	$3,700.39
DATE BUILT	2003
ZONING	Large lot residential
LAND AREA	3.5670ha (more or less)
FLOOR AREA	270sqm (more or less)
LIVING AREAS	2
KITCHEN	Modern kitchen with dining and lounge spaces, opening to wrap-around decks
APPLIANCES	Electric stove, 90cm induction oven, dishwasher
HEATING	x3 heat pumps
PARKING	Double garage, covered lean-to for boat, additional off-street
INSULATION	Pink Batts in the ceiling and walls. Expol + Earthcraft wool underfloor
WATER HEATING	Electric cylinder
PADDOCKS	x6 - water to each supplied by bore (x2 concrete and x4 plastic troughs)
ROOF	Colorsteel
JOINERY	Aluminium
CLADDING	Insulclad (treated timber and cavity)
FLOOR	Mixture of Tasman Oak tongue & groove (14mm) + carpet
WATER SOURCE	25,000L tank plus bore (mains pressure)
WASTE	Standard septic system (drainage field to right of deck)
SCHOOLS	In zone for Maungatapere School (Full Primary, Year 1-8) & Maunu School (Contributing School, Year 1-6)
INTERNET	Fibre - Starlink is the current supplier
CHATTELS	Auto garage door + x2 remotes, window treatments, clothesline, dishwasher, electric stove, induction oven (90cm), fixed floor coverings, heated towel rails x3, heat pumps x3 + remotes, bathroom heater x1 (ensuite), light fittings, rangehood, security system (unmonitored), smoke detectors, TV bracket in bedroom #1, waste disposal, x2 water pumps, spa pool, shade sail, irrigation system for box garden on the grass area, Tasmanian Oak tongue & groove flooring (14mm), hard-wired stereo with amp, electric fence unit **6mx2m, 9000L freestanding pool currently erected can stay with property

ADDITIONAL DETAILS



- A portion of the bush at the rear of the property is covenanted. No rates are apportioned to this area
- The tar-sealed section of roadway is owned by this property
- Gas is available for the oven (plumbing installed, connection required)
- A small pump shed located near the stockyards houses the bore and pump
- The bore supplies water to the troughs, with an option to connect to water tanks if required
- The bore is not shared with any neighbouring properties

PHOTO GALLERY

> “Ahead of its time, constructed with treated timber framing and a ventilated cavity, and with a building report on hand, buyers can approach with confidence...”

FLOOR PLAN

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

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 934353
Land Registration District North Auckland
Date Issued 23 December 2020

Prior References
NA44A/620

Estate Fee Simple
Area 3.5670 hectares more or less
Legal Description Lot 1 Deposited Plan 547392
Registered Owners
Shane Thomas Williamson and Debra Faye Williamson

Interests

Appurtenant hereto is a right of way specified in Easement Certificate A257074 - 10.11.1967 at 11:30 am

775617.1 Gazette Notice (7 August 1980 No 92 p 2348) declaring adjoining road (S.H. No 14) to be a limited access road - 1.10.1980 at 9.01 am

C315124.1 Gazette Notice (N.Z. Gazette 22nd August 1991 No. 126 page 2744) revoking (part) declaration of State Highway No. 14 (Whangarei to Maungatapere) to be a limited access road - 18.10.1991 at 11.25 am

5414160.1 Mortgage to ASB Bank Limited - 26.11.2002 at 9:00 am

11801314.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.12.2020 at 11:04 am

11801314.3 Conservation Covenant pursuant to Section 77 Reserves Act 1977 - 23.12.2020 at 11:04 am

Subject to a right of way, and a right to convey water, electricity and telecommunications over part marked D on DP 547392 created by Easement Instrument 11801314.4 - 23.12.2020 at 11:04 am

Appurtenant hereto is a right to convey water - storage for fire fighting purposes only created by Easement Instrument 11801314.4 - 23.12.2020 at 11:04 am

The easements created by Easement Instrument 11801314.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity and telecommunications over part marked D on DP 547392 in favour of Northpower Limited and Northpower Fibre Limited created by Easement Instrument 11801314.5 - 23.12.2020 at 11:04 am

The easements created by Easement Instrument 11801314.5 are subject to Section 243 (a) Resource Management Act 1991

RENTAL APPRAISAL

BARFOOT & THOMPSON
PROPERTY MANAGEMENT

Rental appraisal

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

Property:
17 Bob Williamson Lane..
Maunu

Prepared for:
OWN Real Estate

Prepared on:
12 Nov 2025

Bedrooms : **4**

Floorplan : **270sqm**

Bathroom : **3**

Exterior : **Insulclad (treated timber and cavity)**

Description:
Perched on Maunu Mountain's foothills, this striking home offers panoramic rural and city views across 3.567ha of grazing and bush. Built in the early 2000s with solid construction, it features three bedrooms, open-plan living, wrap-around decks, and a self-contained upper wing for guests or extended family. The property also includes a shed, stockyards, six paddocks, and covenanted bush, with consented plans for three additional lots. Close to town and top schools, it combines lifestyle freedom with stunning outlooks.

Some work may be required to meet the Healthy Home Standards for Residential Rental Proerties.

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.

$900 - $950 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.

NOTES

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OWN
REAL ESTATE

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