

PROPERTY BROCHURE



9 FANTAIL LANE, WHAREORA

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

9 FANTAIL LANE, WHAREORA

CONTEMPORARY CLASS ON THE CITY FRINGE...



2971
SQM



237
SQM



4



2



1



2

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

A striking study in modern architecture and quality, this brand new four-bedroom Whareora residence delivers clean geometry, crisp detailing, and a layout that feels purpose-built for contemporary living.

Full height glazing runs the length of the home, drawing in light and framing the surrounding hills like moving artwork. Inside, the palette is sleek and restrained - timber textures, matte finishes, and strong linear forms.

With a streamlined flow, the kitchen sits centre stage offering a sculpted island, large scullery, integrated appliances, and minimalist profile. The entire front of the home leads to a wide, covered hardwood deck, with an alfresco area that extends the architecture outward and holds its own as a genuine feature.



The master suite faces north, with its own connection to the outdoors through a ranch slider to a small deck, also providing a walk-in robe and fabulous ensuite. The main bathroom is equally refined: full tiling, freestanding bath, oversized shower, and backlit mirrors that reinforce the contemporary aesthetic.

Elevated, with a bush backdrop behind and a rapid link to town out front, this property pairs modern design with everyday practicality. Bold, current, architectural - this is Whareora at its most contemporary.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 5, DP 546886 having 1/8sh in Lot 100, DP 546886 as shown on Title 931816
CV	\$1,350,000
RATES	\$2,872.91
DATE BUILT	2022
ZONING	General residential
LAND AREA	2971sqm (more or less)
FLOOR AREA	237sqm
BEDROOMS	Four - Master with ensuite and walk-in robe. Bedroom 4 has an external door which could be used as an office with external access.
BATHROOMS	Two
LIVING AREAS	One
KITCHEN	Sculpted island, large scullery, integrated appliances
APPLIANCES	Dishwasher, electric stove, induction cooktop, rangehood
LAUNDRY	Modern timber cabinetry, integrated sink, stone benchtop, lots of storage, with direct internal access to the garage
HEATING	Heat pump
PARKING	Double garage with internal access
INSULATION	Walls and ceilings
WATER HEATING	Heat pump hot water system
ROOF	Coloursteel
JOINERY	Double glazed aluminium
CLADDING	James Hardie Linea Weatherboards + Western Red Cedar Shiplap Weatherboards on 20mm cavity batten
FLOOR	Rib raft slab finished, with carpet & light-coloured, wide-plank hardwood
WATER SOURCE	x2 23,000L water tanks (roof collection)
WASTE	Duracrete grey water system
INTERNET	Wireless broadband
CHATTELS	Auto garage door + x2 remotes, fixed floor coverings, light fittings, x1 heat pump + x1 remote, dishwasher, rangehood, electric stove, extractor fan, induction cooktop, heated towel rail x2, smoke detectors, water pump, heat pump hot water system, x2 23,000L water tanks



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.

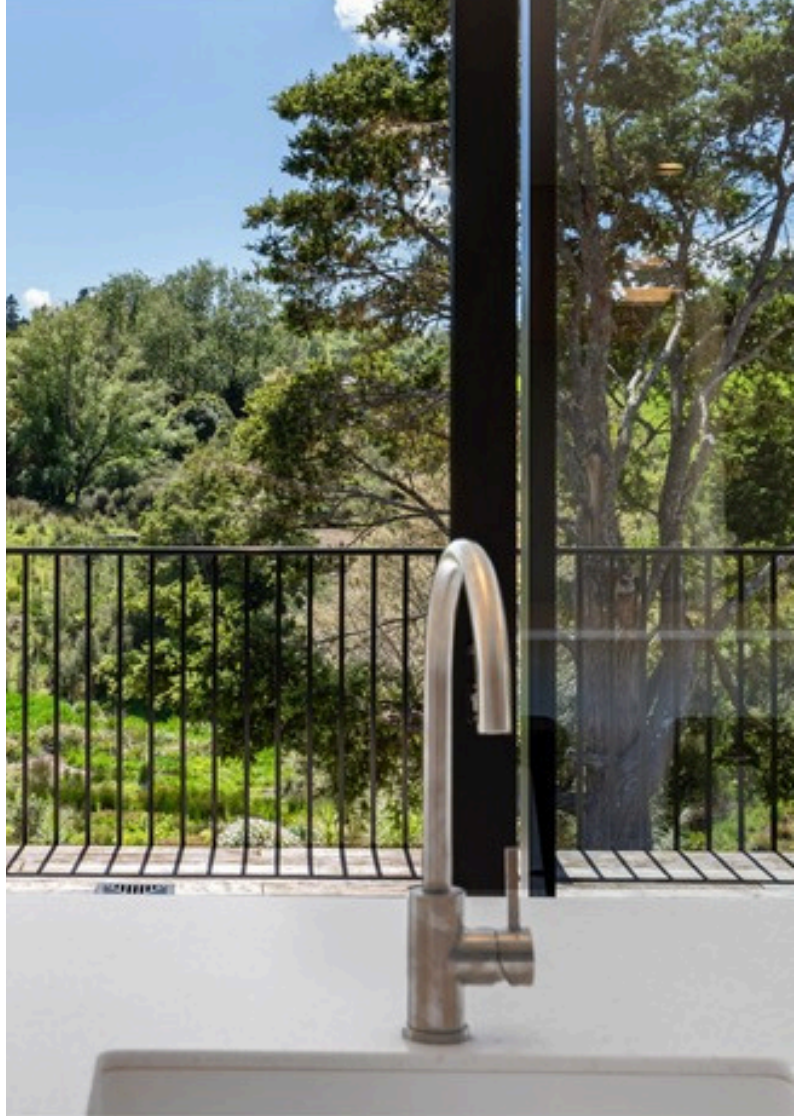
What is a multiple offer?

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







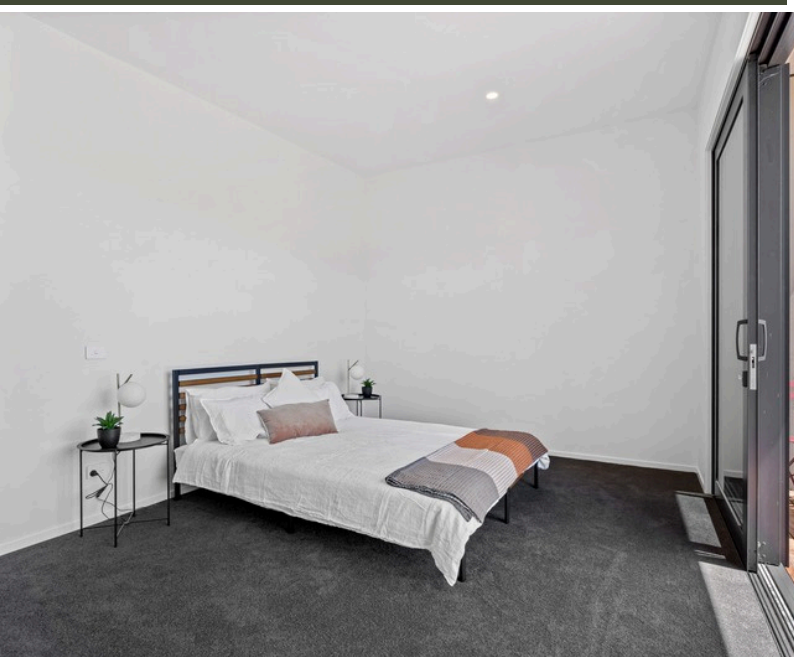




“

The master suite faces north, with its own connection to the outdoors through a ranch slider to a small deck, also providing a walk-in robe and fabulous ensuite

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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 931816
Land Registration District North Auckland
Date Issued 24 March 2021

Prior References
517163

Estate	Fee Simple
Area	2971 square metres more or less
Legal Description	Lot 5 Deposited Plan 546886
Registered Owners	
GJM Homes Limited	

Estate	Fee Simple - 1/8 share
Area	942 square metres more or less
Legal Description	Lot 100 Deposited Plan 546886
Registered Owners	
GJM Homes Limited	

Interests

8567615.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 14.10.2010 at 10:47 am

Subject to Section 241(2) Resource Management Act 1991 (see DP 546886)

12045418.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 24.3.2021 at 6:08 pm (affects Lot 5 DP 546886)

Subject to a right (in gross) to convey electricity and telecommunications over Lot 100 DP 546886 in favour of Northpower Limited and Northpower Fibre Limited created by Easement Instrument 12045418.6 - 24.3.2021 at 6:08 pm
The easements created by Easement Instrument 12045418.6 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Covenant Instrument 12045418.7 - 24.3.2021 at 6:08 pm (affects Lot 5 DP 546886)

RENTAL APPRAISAL

Rental appraisal

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

Property:
**9 Fantail Lane,
Whareora, Whangarei**

Prepared for:
GJMJ Homes Limited

Prepared on:
23 Jun 2025

Bedrooms : **4 x Bedrooms**

Floorplan :

Bathroom : **2 x Bathroom**

Exterior : **2,971m² (approx.)**

Description:

This luxury architectural build boasts stunning rural views, blending modern design with the tranquility of nature. Embrace seamless indoor/outdoor living with a layout designed to maximise natural light & space. The living area boasts raking ceilings adding a touch of elegance, while the designer kitchen is sure to inspire your culinary creativity. Features of this property include:- Modern Design with clean lines and high-end finishes. Beautiful cedar and high-end cladding. Spacious open-concept layout perfect for entertaining. Gourmet kitchen design. Every detail is thoughtfully curated, amidst the beauty of the countryside.

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.

\$790 - \$820 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.

SUE MAICH

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