

# PROPERTY BROCHURE

---



---

75 TUDEHOPE ROAD, MATARAU

SUE & DAMIEN  
PROPERTY TEAM

OWN  
REAL ESTATE

75 TUDEHOPE ROAD, MATARAU

# PRIVATE, POLISHED, AND PERFECTLY POSITIONED...



4012  
SQM



218  
SQM



4



2



3



2+

DEADLINE SALE  
1PM 10 DECEMBER 2025 (UNLESS SOLD PRIOR)



Set amid the peaceful lifestyle enclave of Matarau on 4012sqm (more or less), this impressive four bedroom residence combines relaxed rural living with resort-style ease. Built with modern family life in mind, it offers generous proportions, all day sun, and effortless indoor-outdoor flow to landscaped entertaining and a sparkling in-ground pool.

Inside, three living areas provide flexibility for family connection or quiet retreat. A sleek, contemporary kitchen, tiled floors and neutral tones keep things fresh and easy-care. The master suite enjoys its own ensuite and direct patio access, while the remaining bedrooms and family bathroom ensure comfort for guests or children.



Outside, the appeal only grows. Expansive lawns merge into a backdrop of established bush, creating privacy and a sense of space. The three-bay American style barn adds serious utility - perfect for cars, boats, hobbies, or home business - while the setting captures both countryside calm and proximity to Kamo and Matarau School.

Lifestyle, location, and lasting quality - this is Matarau living done right.

# KEY PROPERTY DETAILS

---

|                   |                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LEGAL DESCRIPTION | Lot 1 Deposited Plan 320593 as shown on Certificate of Title 81637                                                                                                                                                                                                                                                                                                        |
| CV                | \$1,075,000                                                                                                                                                                                                                                                                                                                                                               |
| RATES             | \$3,901.31                                                                                                                                                                                                                                                                                                                                                                |
| DATE BUILT        | 2003                                                                                                                                                                                                                                                                                                                                                                      |
| ZONING            | Rural production                                                                                                                                                                                                                                                                                                                                                          |
| LAND AREA         | 4012sqm (more or less)                                                                                                                                                                                                                                                                                                                                                    |
| FLOOR AREA        | 218sqm                                                                                                                                                                                                                                                                                                                                                                    |
| LIVING AREAS      | 3                                                                                                                                                                                                                                                                                                                                                                         |
| SEPARATE TOILET   | 1                                                                                                                                                                                                                                                                                                                                                                         |
| KITCHEN           | Sleek, contemporary kitchen, tiled floors, neutral tones                                                                                                                                                                                                                                                                                                                  |
| APPLIANCES        | Electric oven, electric hob, rangehood, dishwasher, underbench water filter                                                                                                                                                                                                                                                                                               |
| LAUNDRY           | Well equipped laundry with dual washer space + dryer space, sink, and plenty of storage                                                                                                                                                                                                                                                                                   |
| HEATING           | x2 heat pumps in the family & rumpus rooms                                                                                                                                                                                                                                                                                                                                |
| INSULATION        | Pink Batts in the ceilings & walls                                                                                                                                                                                                                                                                                                                                        |
| WATER HEATING     | Electric (300L cylinder, 4-years old)                                                                                                                                                                                                                                                                                                                                     |
| FLOOR             | Carpet + ceramic tiles                                                                                                                                                                                                                                                                                                                                                    |
| FOUNDATION        | Concrete                                                                                                                                                                                                                                                                                                                                                                  |
| JOINERY           | Aluminium                                                                                                                                                                                                                                                                                                                                                                 |
| CLADDING          | Brick with upper gable ends finished in plaster over board                                                                                                                                                                                                                                                                                                                |
| ROOF              | Coloursteel with tile profile                                                                                                                                                                                                                                                                                                                                             |
| WATER SOURCE      | x1 25,000L plastic tank + x2 25,000L concrete tanks                                                                                                                                                                                                                                                                                                                       |
| WASTE             | Duracrete CleanStream field positioned in the southwest garden, contained within bunds                                                                                                                                                                                                                                                                                    |
| SHEDS/PARKING     | <ul style="list-style-type: none"><li>• Three-bay American style barn with mezzanine storage (x1 sliding-door bay), ideal for vehicles, hobbies, or business, three phase power runs to the meter, and single phase is connected into the shed</li><li>• Ample off-street parking</li><li>• Garden shed approximately 3.7mx3.7m, with concrete floor (no power)</li></ul> |
| POOL              | Fibreglass chlorine pool, reaching 1.6 m at its deepest point.                                                                                                                                                                                                                                                                                                            |



# CHATTELS

---



Window treatments including retractable fly screens, clothesline, dishwasher, electric oven, electric hob, extractor fans x3, fixed floor coverings, garden shed x1, heated towel rails x2, heat pump x2 + x2 remotes, light fittings, rangehood, smoke detectors, TV bracket x1, SmartVent, pool cover + equipment, security lights, benches in the shed

## EXCLUSIONS

Spa pool available by negotiation  
Shelving in shed





# 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.

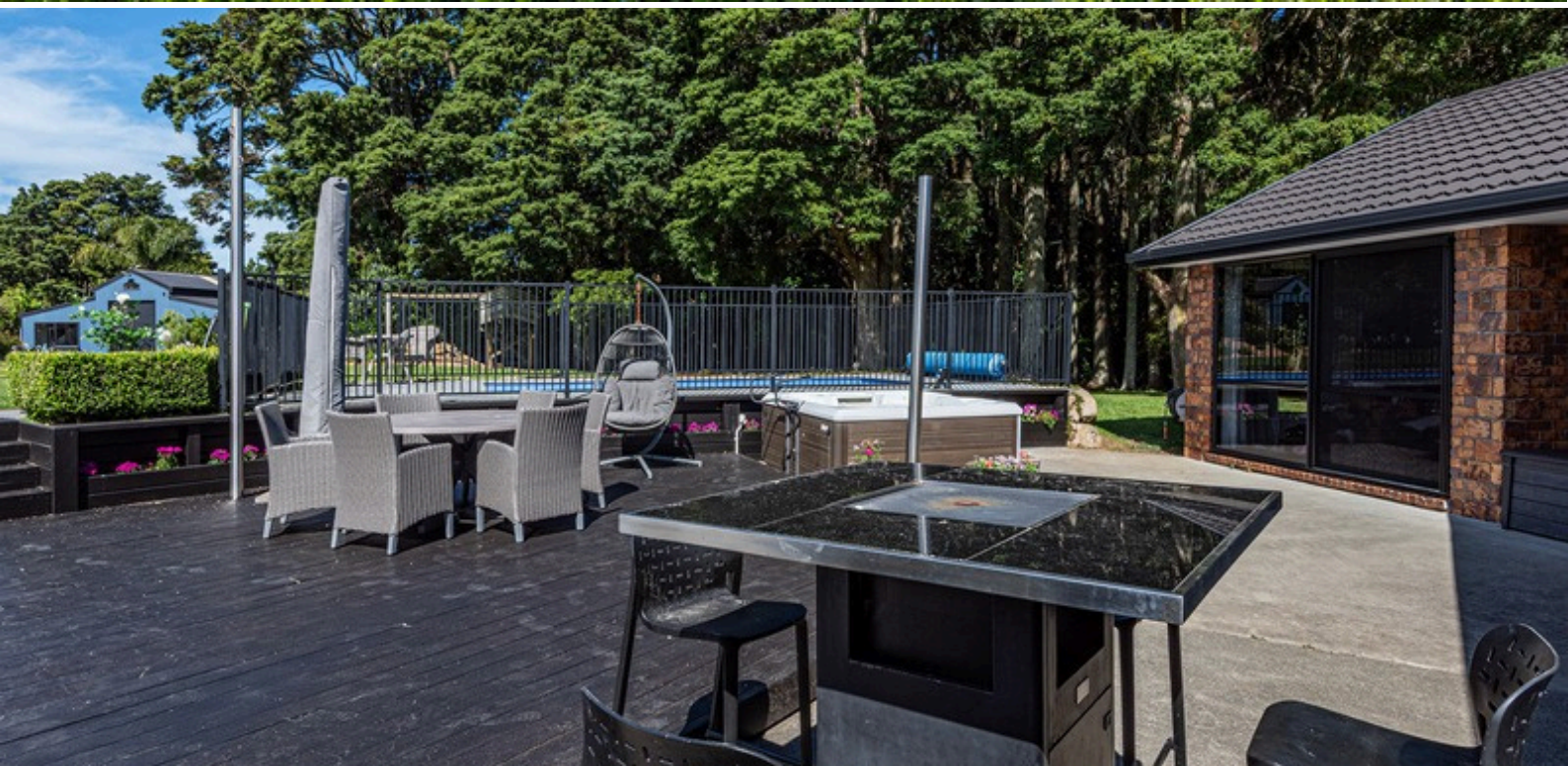


# PHOTO GALLERY

---























“

Built with modern family  
life in mind, it offers  
generous proportions, all  
day sun, and effortless  
indoor-outdoor flow

”









# 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** 81637  
**Land Registration District** North Auckland  
**Date Issued** 19 January 2004

**Prior References**  
NA132C/33

---

**Estate** Fee Simple  
**Area** 4012 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 320593  
**Registered Owners**  
Jonathan Robert Gill, Angela Mary Gill and Robert Nigel Gill

---

### Interests

5868220.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 19.1.2004 at 9:00 am  
Appurtenant hereto is a right of way and telecommunications easement created by Easement Instrument 5868220.5 - 19.1.2004 at 9:00 am  
The easements created by Easement Instrument 5868220.5 are subject to Section 243 (a) Resource Management Act 1991  
11268259.3 Mortgage to ANZ Bank New Zealand Limited - 9.11.2018 at 2:16 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.



SUE MAICH

021793822

[sue@ownrealestate.co.nz](mailto:sue@ownrealestate.co.nz)

DAMIEN DAVIS

021387345

[damien@ownrealestate.co.nz](mailto:damien@ownrealestate.co.nz)

POWERED BY OWNLY LTD. LICENSED REAA 2008

OWN  
REAL ESTATE