

PROPERTY BROCHURE



107 PURIRI PARK ROAD, MAUNU

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

107 PURIRI PARK ROAD, MAUNU

FAMILY PROPORTIONS. SOLID BUILD. SERIOUS INTENT...



857
SQM



290
SQM



4



3



2



2

DEADLINE SALE
1PM 10TH DECEMBER 2025 (PRIOR OFFERS CONSIDERED)

There's a generous lifestyle and serious space on offer here. This substantial Maunu home sits in a proven location and comes to market with clear intent from a seller who is moving closer to family in Australia.

Built of solid materials and carefully maintained, this impressive 290sqm residence (including garage) offers four bedrooms, three bathrooms, and a well-planned kitchen ready to cater for everyday living or entertaining. Two expansive living areas draw in the sun and create genuine flexibility, with a gas fire and heat pumps adding comfort through the cooler months.

The oversized laundry is a point of difference, offering enough space to operate as a home gym, hobby zone, or playroom. Storage is plentiful, and the flow from the north facing conservatory to the covered timber deck and fenced backyard makes indoor-outdoor living straightforward. Established gardens frame the home with privacy and calm.



A large internal-access double garage completes a home that sits proudly among other quality properties. Schools, shops, the hospital, and public transport are all within easy reach, reinforcing the strength of the address.

Well-built homes of this scale in Maunu are always a pleasure to come by. With the seller committed to his move, this is a genuine opportunity for buyers who value space, sun, and a dependable neighbourhood.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 2 Deposited Plan 60836 as shown on CT NA15C/880
CV	\$840,000 (2025/2026)
RATES	\$3,708.90
DATE BUILT	1997 - Built by Dong Faithful Builders
ZONING	General residential zone
LAND AREA	4,012sqm (more or less)
FLOOR AREA	218sqm (more or less)
LIVING AREAS	Two
KITCHEN	Open plan connects to family/dining conservatory Power in floor (from past island)
APPLIANCES	Insinkerator, dishwasher, gas hob (mains gas), double wall oven, rangehood
LAUNDRY	'Clutter' room
HEATING	Two heat pumps (Bedroom 1 and family room), gas fire in lounge
PARKING	Double garage (internal access) and off street parking. Access to rear yard for trailer etc
INSULATION	Batts in ceiling and walls
WATER HEATING	Large gas cylinder (outside)
ROOF	Long run iron, coloursteel
JOINERY	Aluminum single glazed
CLADDING	Brick and cedar (2 nd storey)
FLOOR	Ceramic tiles, carpet, composite planking
WATER SOURCE	Mains
WASTE	Mains
INTERNET	Fibre
CHATELS	Curtains, drapes, blinds, floor coverings, light fittings, 2x heat pumps, rangehood, dishwasher, oven, gas hob, waste disposal, gas fire, auto garage door + 3 remotes, central vacuum system, clothes line, cupboards in garage + laundry, garden shed, heated towel rails x3, 2x ceiling fans, alarm (as is where is) extractor fans x3, ironing station in laundry

ADDITIONAL DETAILS



- Bar sink in conservatory
- Close to parks, local shops, maunu Primary School, Pompallier Catholic College, hospital, golf, tennis, CBD
- Large 'clutter room'/laundry - ideal for a gymnasium, additional workspace or rumpus area etc
- Ramp in garage - ideal for wheelchair access
- Timber sarked ceilings - Macrocarpa
- Central vacuum
- Vehicle access to rear yard
- PowerPoint in kitchen floor (if an island or butchers block is desired)

DISCLOSURES

- Public walkway on eastern boundary to Kereru Street
- Low land stability zone
- Pergola/covered deck- did not require a consent due to size



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 “prior offers considered” mean?

When a Deadline Sale is advertised with “prior offers considered,” 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













“

Established gardens frame
the home with privacy and
calm...

”





FLOOR PLAN

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



RENTAL APPRAISAL



Rental appraisal

Thankyouforgivingustheopportunity to appraise your property.

Property:
107 Puriri Park Road,
Maunu

Prepared for:
OWN Real Estate

Prepared on:
26 Nov 2025

Bedrooms : 4

Floorplan : 290sqm

Bathroom : 3

Exterior : Brick & Cedar (2nd Storey)

Description:

This well-maintained 290sqm Maunu home offers four bedrooms, three bathrooms, two sunny living areas, and great indoor-outdoor flow to a covered deck and fenced backyard. Features include a well-planned kitchen, gas fire, heat pumps, an oversized multi-use laundry, established gardens, and a large internal-access double garage. Set in a quality location close to schools, shops, and the hospital.

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.

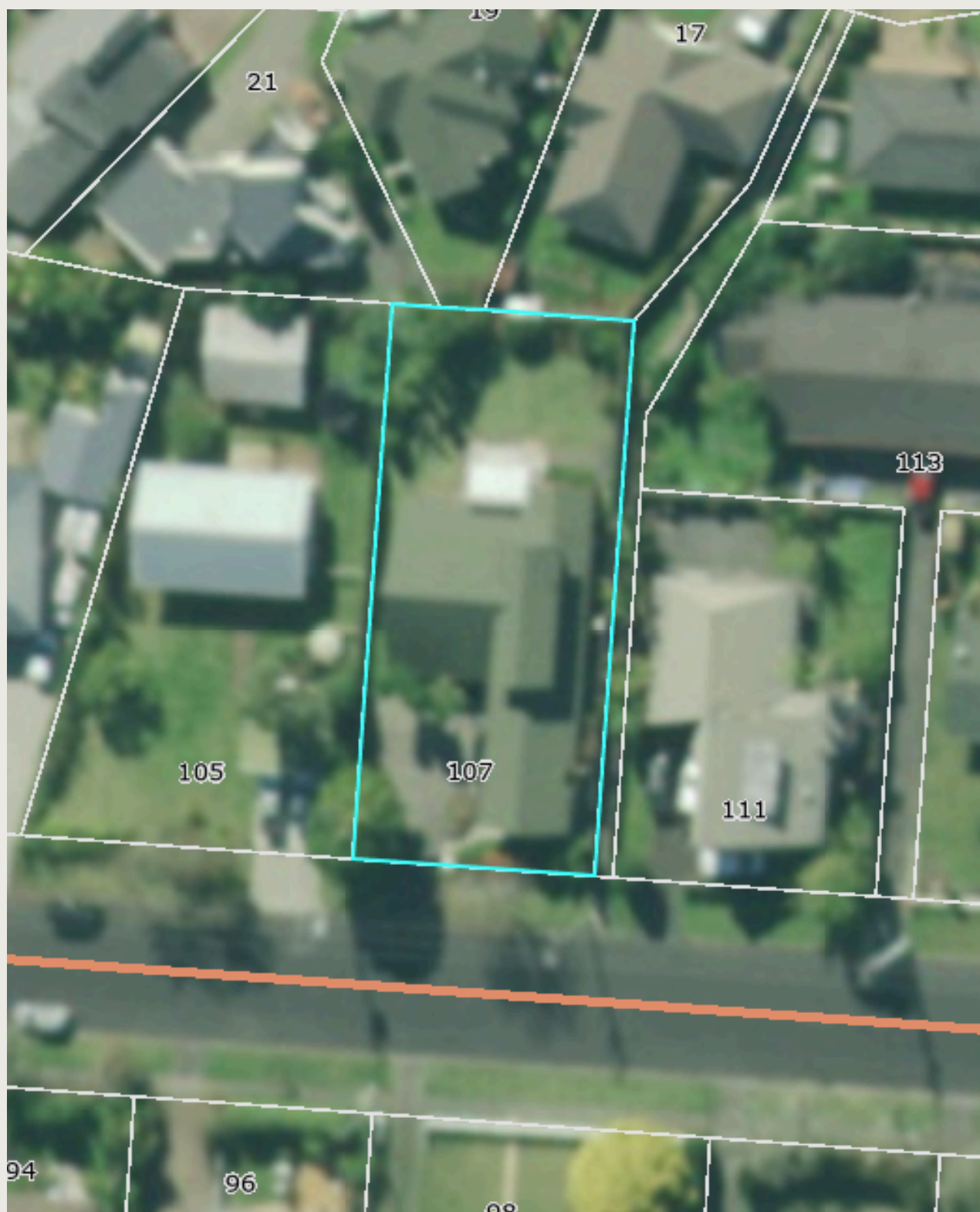
If you need any further advice we look forward to being of assistance.

\$890 - \$920 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.

BOUNDARY MAP



Boundary lines are indicative only and
taken from the WDC Gis maps online

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 **NA15C/880**
Land Registration District **North Auckland**
Date Issued 21 January 1969

Prior References

NA11A/201

Estate Fee Simple
Area 857 square metres more or less
Legal Description Lot 2 Deposited Plan 60836
Registered Owners
Arthur Raymond Mewes, Annette Lois Kells, Christine Margaret Collaine and Hatea Trustee Limited

Interests



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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