

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">• 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• Ample off-street parking• Garden shed approximately 3.7mx3.7m, with concrete floor (no power) |
| 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?

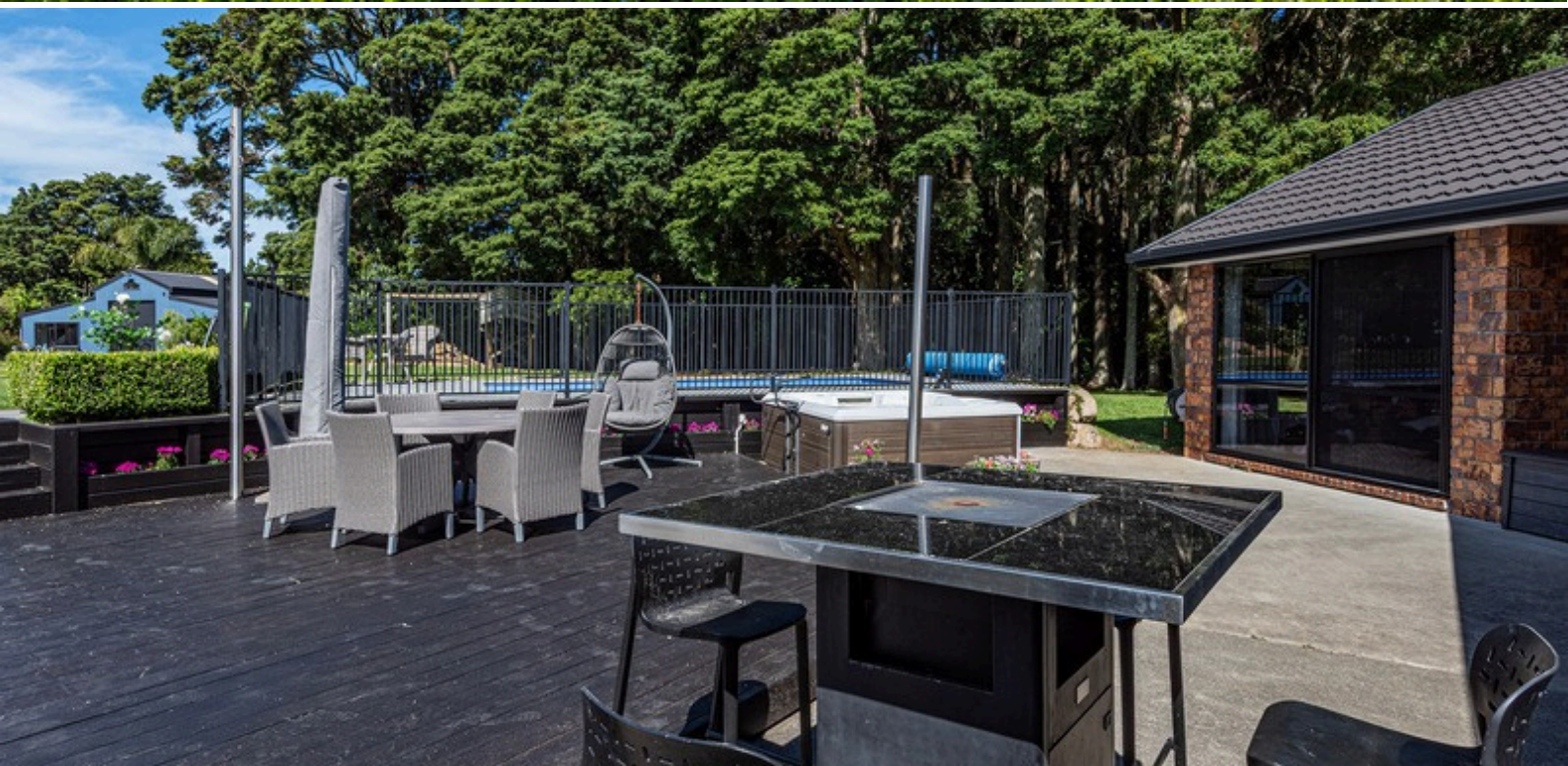
A multiple offer situation occurs when more than one buyer submits an offer at the same time. In this case, all buyers are encouraged to present their strongest offer, as the seller will either accept one or negotiate with a single buyer—excluding others from further negotiation.

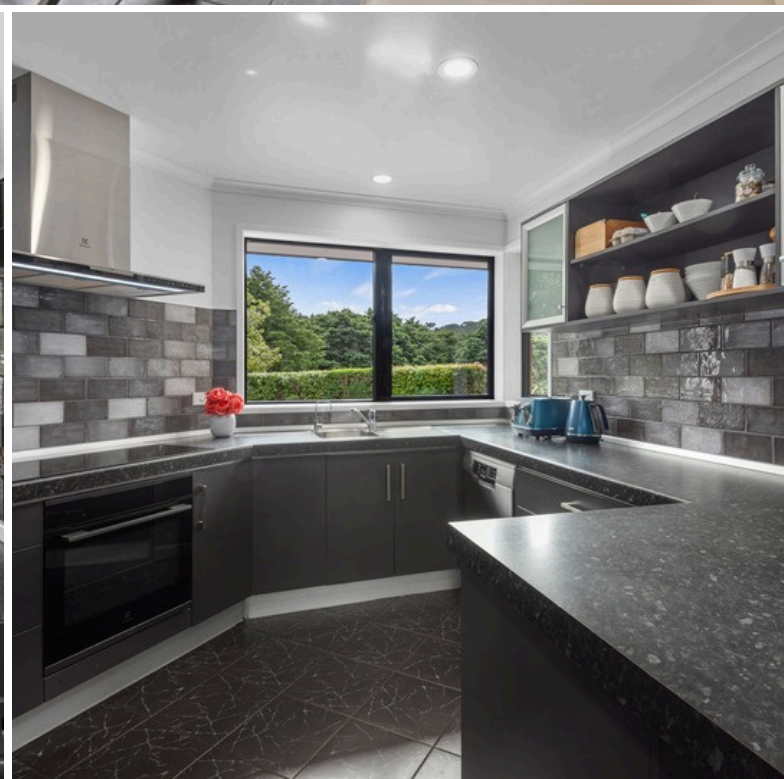
What does “unless sold prior” mean?

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

RENTAL APPRAISAL



Rental appraisal

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

Property:
**75 Tudehope Road,
Matarau**

Prepared for:
OWN Real Estate

Prepared on:
26 Nov 2025

Bedrooms : **4**

Floorplan : **218sqm**

Bathroom : **2**

Exterior : **Brick with upper gable ends finished in
plaster over board**

Description:
Set on 4012sqm in peaceful Matarau, this impressive four-bedroom home blends rural living with resort-style ease, offering generous space, all-day sun, and seamless flow to landscaped entertaining areas and a sparkling in-ground pool. Inside, three flexible living areas, a sleek kitchen, tiled floors, and a master suite with ensuite and patio access provide comfort and practicality for modern family life. Expansive lawns, established bush, and a three-bay American-style barn add privacy, utility, and room for hobbies or vehicles.

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 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.

\$830 - \$850 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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