



PROPERTY BROCHURE

75 Fourth Avenue, Woodhill

Jenny Martin

dwell
REAL ESTATE

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Freehold 1920s Villa Huge Section Close to Town!

75 Fourth Ave Woodhill



3 Bedrooms



1 Bathroom



1 Garaging



130m²



961m²

Nestled on a quiet street in the sought-after suburb of Woodhill, 75 Fourth Avenue is a charming 1920s villa, blending timeless character with modern comfort on a generous 961m² freehold section.

Step through the covered porch into a light-filled interior with high ceilings that evoke the elegance of a bygone era. Three spacious double bedrooms offer plenty of room, with the front bedroom featuring a convenient adjoining toilet and vanity. The expansive family bathroom includes both a separate shower and bath for ultimate relaxation.

The kitchen is a light and spacious; equipped with contemporary amenities, ample dining space, and delightful views—perfect for meal prep while keeping an eye on the action. Flow seamlessly into the generous living area, where French doors open to a large deck ideal for entertaining or simply unwinding as you soak in the panoramic vistas over Whangārei City and the Western Hills.

The fully fenced backyard provides a safe haven for children and pets to play freely, while thoughtful upgrades including roof maintenance, a heat pump, and insulation ensure year-round comfort and peace of mind. The enclosed carport offers internal access, making grocery runs a breeze and providing easy entry to the rear garden.

In a prime elevated position just moments from Whangārei's vibrant city centre, hospital, parks, and amenities, this character-filled villa offers the perfect balance of space, privacy, and convenience.

Contact Jenny Martin at Dwell Real Estate today to arrange your viewing



Scan to download report
sales and particulars

LEGALS & CONSTRUCTION

Land area	961 m ²
Floor area	130 m ²
Tenure	Freehold
Rateable value	\$580,000
Land value	-
Improvements value	-
Rates	\$3,465.12
Council zone	Residential 9A
Technical Category	Residential Dwelling
School Zoning	Whangarei Primary/Boys&Girls High
Year built	c. 1920s
Exterior	Piles/ Weatherboard
Roof	Iron
Other	-

CHATTELS

window treatments (curtains / blinds)
clothesline
dishwasher, electric stove, range hood – outside venting
extractor fan (bathroom)
fixed floor coverings
heat pump and remote
light fittings
smoke detector(s)
ventilation system
shade sail
cushions / swabs on porch

DISCLOSURES

- Plumbing redone in kitchen
- Crack in bathroom mirror
- Crack in pink glass – bedroom 3
- Blinds are 'as is'
- No key for back door to garden; locks from inside
- Small amount of water damage above door in garage
- Fireplace has been removed – gap covered with piece of carpet
- See old LIM information or buyer to purchase own new LIM – front RHS bedroom now has toilet/vanity. Vendor advises that the wardrobe and toilet were existing in the room when they purchased. No permit through to Council
- 1988 – enclosed carport
- 1996 – woodburner put in
- 2016 – 1 foundation pile repaired – LittleJohn builders (prior to vendor's purchasing property)
- Deck built prior to current owners
- 2017 – woodburner removed and external chimney repaired – Hammertime Build



**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 **NA1361/51**
Land Registration District **North Auckland**
Date Issued 14 February 1957

Prior References
NA427/250

Estate Fee Simple
Area 961 square metres more or less
Legal Description Lot 1 Deposited Plan 39540

Registered Owners
Julie Hartnell-Brown and Timothy John Hartnell

Interests

Notes

Testimonials About Us

“

AMAZING COMMUNICATION!

Loved our experience with Jenny, she kept us informed the whole way through selling our house and was so patient with us always asking questions. Highly recommend her.

“

VERY PROFESSIONAL

Always on time for open homes. made sure the house presented at its best and an excellent communicator.

“

PERSONAL SERVICE

Jenny gives you sage advice based on her wealth of experience and works for you to get the best possible result. Have used her before and would do so again.

“

VERY HAPPY

Very happy. Jenny's professionalism, attention to detail and friendly approach made the sales process a positive experience despite challenging market conditions. I would not hesitate to recommend Jenny to friends and family.



Jenny Martin

Real Estate Specialist & Property Matchmaker
022 479 5738 | jenny@dwelldre.co.nz | dwelldre.co.nz

With over a decade of proven success selling over 500 properties across Whangarei, I am proud to introduce Dwell Real Estate; a boutique, bespoke agency powered by genuine connection and modern strategy.

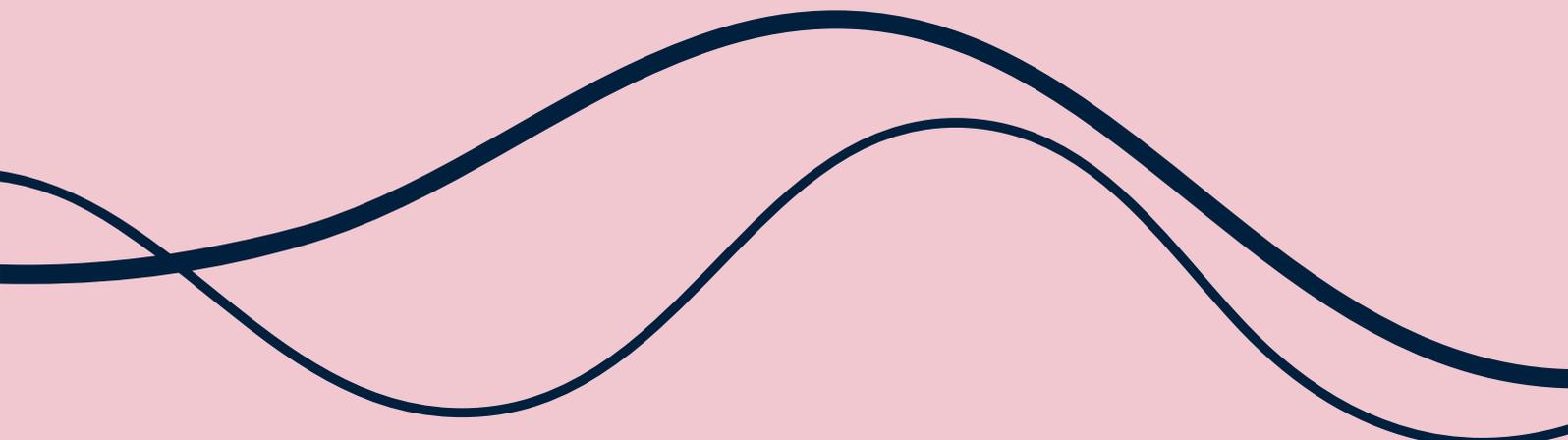
I understand that your home represents more than just an investment; it's where your life unfolds. I am vendor focused, I will listen to your needs and work with you every step of the way. I treat every property as if it were my own, combining local knowledge, strategic marketing, and genuine care to achieve exceptional results.

When you work with me, you get experience, honesty, and results that speak for themselves. Let's position your property to shine because your home deserves to stand out in the market.

If you are considering selling, I would love to chat!



Scan to request market price updates



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Sell Smart, Dwell Better

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