

# PROPERTY BROCHURE

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589 NGUNGURU ROAD, GLENBERVIE

SUE & DAMIEN  
PROPERTY TEAM

OWN  
REAL ESTATE

589 NGUNGURU ROAD, GLENBERVIE

# GLENBERVIE. SPACE. PRIVACY. QUALITY...



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1.7776  
HA      533  
SQM      4+      3+      3+      3

DEADLINE SALE  
1PM 18 FEBRUARY 2026 (PRIOR OFFERS CONSIDERED)

Set on 1.7 hectares in one of Whangarei's most desirable locations, this is a lifestyle property defined by position, scale, and versatility. Halfway between the coast and the city and surrounded by established, high-value properties, the setting is private, proven, and picturesque.

The main home has been comprehensively renovated and is presented to a high standard throughout. The scale is generous yet well balanced, with multiple living areas suited to both everyday family life and entertaining. The large kitchen is stunning, featuring stone benchtops, a large island, butler's pantry, and quality appliances. Light-filled living spaces open directly to an expansive, north facing deck, covered outdoor area, and an inground swimming pool.

Accommodation is substantial and well arranged. Three bedrooms on the main level are supported by two well-appointed bathrooms, while the master suite occupies the upper level, complete with an ensuite and private balcony. This separation creates a genuine retreat and a strong sense of privacy. A large rumpus or fifth bedroom adds further flexibility to suit your needs, as does triple car garaging with internal access.



Beyond the main residence, a separate modern cottage, designed as a home office adds genuine depth to the offering to work from home, or for extended family or guests to have their own space.

The grounds are flat, established, and well maintained. Open lawns, mature trees, and considered planting provide privacy without isolation. Stables, a utility shed and bore water supply further enhance the lifestyle appeal, supporting a wide range of pursuits.

This is a premium lifestyle property in a blue-chip Glenbervie location. Well executed, versatile, and difficult to replace. Properties of this calibre are tightly held and rarely brought to market.

# KEY PROPERTY DETAILS

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<b>LEGAL DESCRIPTION</b>	Lot 1, DP 313278 CT 1128896 (1.3020ha) Lot 2, DP 569015 CT 1128897 (4756sqm)
<b>CV</b>	\$1,700,000
<b>RATES</b>	\$5,124.03 (2025/2026)
<b>DATE BUILT</b>	1975 and comprehensively renovated in 2021
<b>ZONING</b>	Rural lifestyle zone
<b>LAND AREA</b>	1.7776ha (more or less)
<b>FLOOR AREA</b>	533sqm (more or less)
<b>BEDROOMS</b>	Four
<b>LIVING AREAS</b>	Three
<b>BATHROOMS</b>	Three
<b>HEATING</b>	7 Heat pumps
<b>PARKING</b>	Three garage parks and ample off street parking
<b>INSULATION</b>	Ceilings and walls
<b>WATER HEATING</b>	Gas califont (2x 45kg rented bottles)
<b>WATER SOURCE</b>	Water supply to the barn is bore -Tank is back up for all UV Filtration system
<b>WATER PUMP</b>	In shed
<b>WASTE</b>	Septic
<b>WALLS</b>	Gib
<b>FRAMING</b>	Timber
<b>ROOF</b>	Coloursteel
<b>JOINERY</b>	Aluminium double glazing
<b>CLADDING</b>	Linea weatherboards
<b>FLOORING</b>	Tiles and carpet
<b>LIGHTING</b>	LED throughout
<b>DECK</b>	Kwila decking
<b>EXTRACTOR FANS</b>	Kitchen and bathrooms
<b>SHED</b>	Pool shed plus single garage shed
<b>DRIVEWAY</b>	Metal
<b>INTERNET</b>	Starlink

## STUDIO

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Modern studio and sleepout. Living area with heat pump and kitchenette with stainless steel sink, four plate electric stove top, melteca cabinetry, extractor fan and under bench oven. Bathroom with wall hung single vanity, mirror extractor fan, shower, toilet, heated towel rail, wall tiles, tiled floor. Two double bedrooms each with heat pumps, vinyl flooring throughout.

**FLOOR AREA** 67sqm (more or less)

**BEDROOMS** Two

**BATHROOMS** One

**HEATING** Three heat pumps

## STABLES/ TACK ROOM

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Stables with two central horse pens, two ply lined utility/storage rooms adjacent lean-to carport (19sgm) and concrete parking pad, power and water, modern and tidy presentation, adjacent horse paddock with trough.

## CHATTELS

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Garage door x2, garage door remotes x2, laundry tub, dishwasher x2, Neff double oven, Neff rangehood, Neff induction hob, fridge/freezer in kitchen, heated floors under all tiled floors, light fittings, drapes, blinds, heat pump x7, heated towel rails x3, spa pool, garden shed, swimming pool accessories, irrigation system, Starlink modem and satellite, gas califont, 2x 45kg rented bottles, pool filter, saltwater chlorinator, garden hose reel x1.

Studio chattels: Heat pump x3, 2x 9kg gas bottles, gas califont, oven, hob, rangehood, light fittings, blinds

Negotiable: John Deer ride on lawn mower



# DEADLINE SALE

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## **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

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“

The grounds are flat, established, and well maintained. Stables, a utility shed and bore water supply further enhance the lifestyle appeal.

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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

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Boundary lines are indicative only



## SUE MAICH & DAMIEN DAVIS

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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.

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