

PROPERTY BROCHURE



25A PUNGA GROVE AVENUE, RIVERSIDE

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

25A PUNGA GROVE AVENUE, RIVERSIDE

ABOVE THE CITY. FAR FROM ORDINARY...



922
SQM



430
SQM



5



4



3



2

DEADLINE SALE
1PM 25 FEBRUARY 2026 (PRIOR OFFERS CONSIDERED)

Elevated high above the Town Basin, this substantial residence commands sweeping, crow's-nest views across the city while remaining quietly removed from it. The sense of space here is immediate - in outlook, in proportion, and in the way the home has been designed to function.

At ground level, flexibility is the defining feature. A fully self-contained apartment allows extended family or guests to live independently, complemented by a fourth bedroom on the same level. Practicality is elevated rather than hidden, with a 65sqm basement garage and an adjoining 72sqm workshop providing serious capacity for vehicles, storage, or hands-on pursuits. This is space with purpose, rarely matched in residential settings.

Upstairs, the main living level is warm, generous, and oriented to make the most of both light and view. Three well-proportioned bedrooms are supported by two bathrooms, including an ensuite off the master, while two separate living areas create natural separation between relaxed family living and entertaining. A modern kitchen anchors the space, the result of thoughtful renovation that sits comfortably within the home's solid framework and connects seamlessly to the living areas and outlook beyond.



Importantly, the home has benefited from extensive improvements over time. A new roof, updated cladding, and new joinery - including areas of double glazing - enhance both comfort and longevity, allowing buyers to enjoy the confidence of a well-maintained home without sacrificing character or scale.

The position completes the picture. Elevated for sun, bordered by bush reserve for privacy, and located just minutes from the city centre, it offers a balance of retreat and convenience that is increasingly hard to find.

Solidly built, impressively scaled, and quietly commanding, this home will appeal to buyers who recognise the long-term value of space, position, and versatility.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 1 Deposited Plan 74142 as shown on CT NA29D/1426
CV	\$890,000
RATES	\$3,611.39
DATE BUILT	1975
ZONING	General residential zone
LAND AREA	923sqm (more or less)
FLOOR AREA	430sqm (more or less)
BEDROOMS	Five - Master suite and 2 double bedrooms upstairs and two downstairs
BATHROOMS	Four - Ensuite and main bathroom upstairs, two downstairs
LIVING AREAS	Three
SEPARATE TOILET	Two
KITCHEN APPLIANCES	Bosch double wall oven, Bosch microwave, Bosch dishwasher, Rangehood, Bar fridge, DeLonghi Gas hob, Under sink water filter
LAUNDRY	Two - main upstairs + one in the apartment
HEATING	One heat pump upstairs and one woodburner in lounge
PARKING	Extra large garage with new carpet and plenty of off-street parking
INSULATION	Pink batts (approx. half of external walls - where cladding was replaced during renovations)
WATER HEATING	Two HWC - One upstairs serviced upstairs bathrooms and laundry One downstairs services flat. Califont services downstairs bathroom and kitchen 1x 45kg gas bottle (owned) + 1 x9kg backup
ROOF	Replaced in 2020
JOINERY	Aluminum - Double Glazed in some places (where cladding replaced for renovations) balance single glazed
CLADDING	Brick, Linear and block
FLOOR	Ceramic tiles and carpet
WATER SOURCE	Mains
WASTE	Mains. New downstairs bathroom has macerator system
INTERNET	Fibre
CHATTELS	Window treatments, Clothesline (on deck), Dishwasher, Rangehood, Double wall oven, Microwave, Water filter, Bar fridge, Light fittings, Heated towel rails x2, Heat pump x1, Woodburner x1, Smoke detectors, TV brackets x2, Spa pool (as is where is condition), Retractable hose reel, Office deck and shelves, Extractor fans x3, Macerator pump, Work benches in workshop

ADDITIONAL DETAILS



- Downstairs apartment
- Workshop separated from garage by internal garage door
- Big pot plants available by negotiation



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?

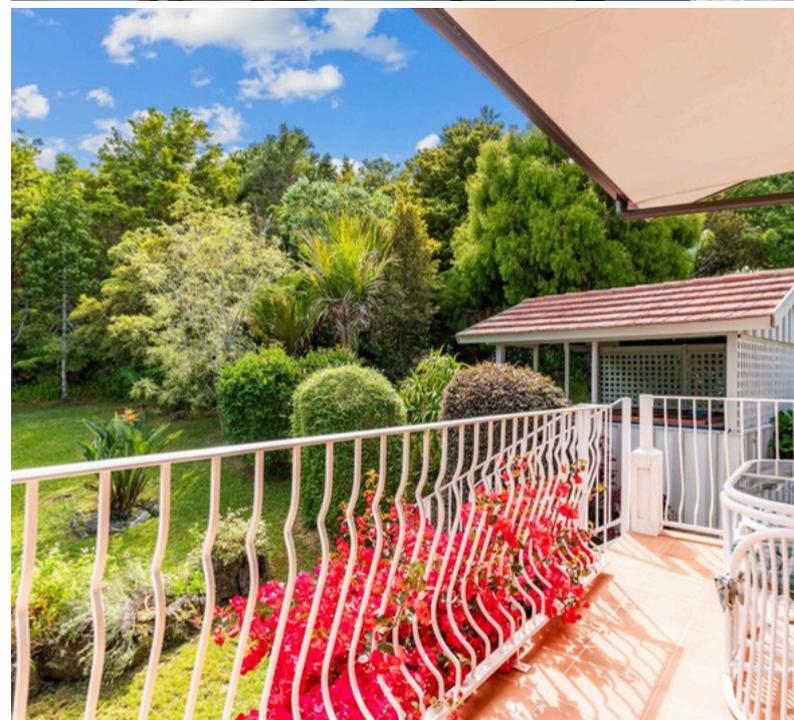
When a Deadline Sale is advertised with “unless sold prior,” it means the seller is open to accepting an offer before the official deadline. If this happens, the agent will notify all interested buyers and invite them to submit their offers, potentially creating a multiple offer scenario earlier than 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





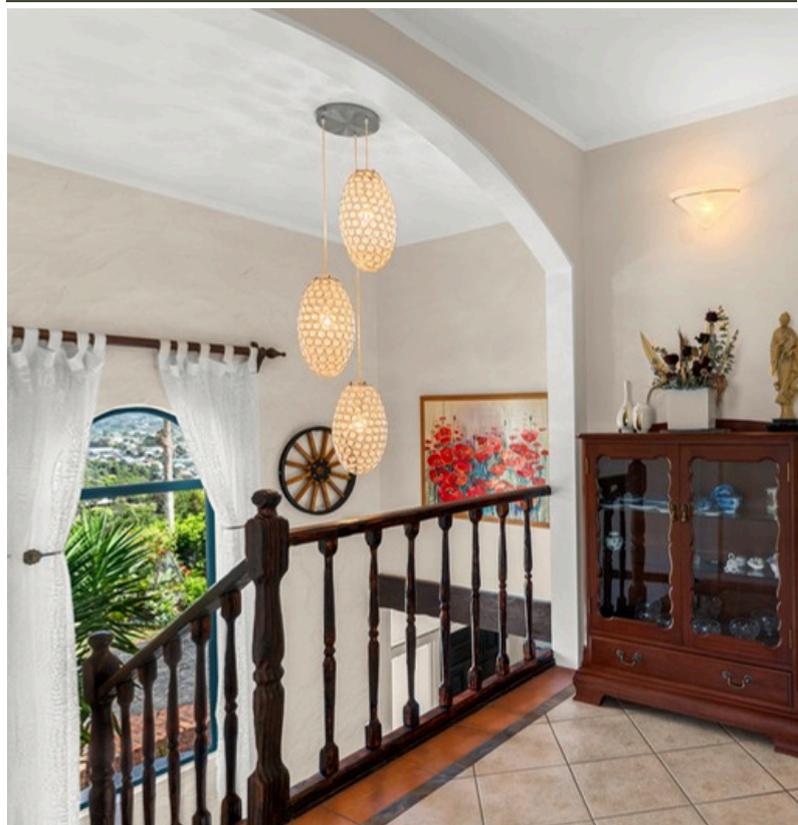








“
SOLIDLY BUILT,
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QUIETLY COMMANDING
”





SELF-CONTAINED APARTMENT





STORAGE & WORKSHOP AREA





FLOOR PLAN

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



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 **NA29D/1426**
Land Registration District **North Auckland**
Date Issued 16 December 1974

Prior References

NA26C/625

Estate Fee Simple
Area 923 square metres more or less
Legal Description Lot 1 Deposited Plan 74142

Registered Owners

Audree Lea Rosenberg and Graham Noel Rosenberg

Interests

Appurtenant hereto is a right of way specified in Easement Certificate 607673.1 - 24.3.1976 at 10.55 am

Subject to a right of way over part marked A on DP 74142 specified in Easement Certificate 607673.1 - 24.3.1976 at 10.55 am

The easements specified in Easement Certificate 607673.1 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

13133454.3 Mortgage to ANZ Bank New Zealand Limited - 14.11.2025 at 2:11 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.

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