

# PROPERTY BROCHURE

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44 BRENDA GARDNER WAY, MAUNU

SUE & DAMIEN  
PROPERTY TEAM

OWN  
REAL ESTATE

44 BRENDA GARDNER WAY, MAUNU

# CLEAR TIMELINE - ONE GOAL...



2090  
SQM



229  
SQM



4



2



2



2

AUCTION  
4PM, 25 FEBRUARY 2026 (PRIOR OFFERS CONSIDERED)

The sellers of this modern Maunu home have already secured their next property and are committed to selling. This is a straightforward auction campaign, brought to the market with clear intent and realistic expectations.

Positioned well back from the road, the home enjoys a private, quiet setting with good separation from neighbouring properties and offers a sense of space without isolation, in a location that continues to prove its long-term appeal.

Built in 2018, the home offers approximately 229sqm of single-level living, and the floorplan is a standout. At its centre is a large family living zone incorporating kitchen, dining, and informal living - a space designed for daily life and easy entertaining. This area connects to outdoor decking through glass sliders, extending the living footprint and making the most of the site.



A second lounge provides valuable separation, ideal as a media room, formal sitting room, or quiet retreat. The kitchen is practical and well designed, with generous bench space and a large scullery – great for entertaining a crowd. Accommodation is well balanced, with four bedrooms and two bathrooms, supported by a double internal-access garage and good storage throughout.

The section is generous and usable, offering plenty of room to add a large shed if required, along with a selection of established fruit trees that add to the lifestyle appeal.

This is a modern, well-considered home in a proven Maunu setting. Motivated sellers, buyers are encouraged to inspect early and engage with confidence.

# KEY PROPERTY DETAILS

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<b>LEGAL DESCRIPTION</b>	Lot 8, Deposited Plan 481012 as shown on Certificate of Title 673456
<b>CV</b>	\$1,075,000 (2025/2026)
<b>RATES</b>	\$2,937.91
<b>DATE BUILT</b>	2018
<b>ZONING</b>	Large lot residential zone
<b>LAND AREA</b>	2090sqm (more or less)
<b>FLOOR AREA</b>	229sqm
<b>LIVING AREAS</b>	Open plan family room including dining/lounge plus separate media room
<b>SEPARATE TOILET</b>	1
<b>KITCHEN</b>	Well appointed with ample bench space. Large walk-in scullery
<b>KITCHEN APPLIANCES</b>	Stone benchtops, scullery with sink, gas hob, electric oven
<b>LAUNDRY</b>	Separate laundry
<b>HEATING &amp; VENTILATION</b>	SmartVent system plus heat pump in living area
<b>PARKING</b>	Double carpeted garage with internal access plus ample off-street parking
<b>INSULATION</b>	Ceiling and walls
<b>WATER HEATING</b>	Electric cylinder located in the linen cupboard
<b>SECURITY</b>	Hikvision security system with x6 cameras wired to a harddrive (harddrive not included). Professionally installed by GET IT Solution.
<b>ROOF</b>	Concrete tile - treated for moss & mould in Spring 2024
<b>JOINERY</b>	Double-glazed aluminium
<b>CLADDING</b>	Brick
<b>FLOOR</b>	Concrete foundation with a combination of carpet, tiles, and timber coverings
<b>WATER SOURCE</b>	Rain collection from x2 water tanks
<b>WASTE</b>	Septic
<b>INTERNET</b>	Fibre
<b>OUTDOOR LIVING</b>	Loggia off the living area, plus expansive deck
<b>DECK</b>	Hardwood - treated for moss & mould in Spring 2024

# ADDITIONAL DETAILS

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## HOME ORCHARD

Established home orchard with a variety of fruit trees including fig, feijoa, apple, mulberry, banana, lemon, passionfruit, mandarin, olive, plum, cherry guava, and orange

## DRIVEWAY

- Shared driveway servicing three users
- Primary user is 44 Brenda Gardner Way
- Neighbouring orchard access
- Boat access for adjacent neighbour
- Hedges are maintained by the neighbouring orchard

## NEIGHBOURING ORCHARD

Spray free

## CHATTELS

Auto garage door x2 + x2 remotes, blinds, drapes, clothesline, dishwasher, electric oven, gas hob, bathroom extractor fan x2, heated towel rails x2, fixed floor coverings, heat pump x1 + x1 remote, light fittings, rangehood, smoke detectors x4, TV brackets, Smartvent ventilation system, water pump, Hikvision security cameras x6 (wired to harddrive - harddrive not included)



# HOW TO BUY AT AUCTION

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## **How does an Auction work?**

A real estate auction is an open and transparent way of offering a property for sale at a set date and time. Purchasers compete by placing bids against each other, with the property being sold to the highest bidder (subject to reserve). The auction terms and conditions are available in advance, giving buyers time to review them. Once the hammer falls, the sale is cash and unconditional, and both buyer and seller are legally bound by the contract.

## **How do I prepare for an auction?**

To prepare for an auction, arrange finance with your bank or lender in advance and provide a copy of the auction contract to your solicitor for review. Most auctions require a 10% deposit immediately after the fall of the hammer, so you must have access to those funds on the day. You should also complete your due diligence by consulting your solicitor, a building inspector, or a registered valuer, and checking with council regarding any renovations or works completed on the property. Finally, attending a few auctions beforehand can help you feel more confident and comfortable with the process when it's your turn to bid.

## **Do I need to register?**

At OWN Real Estate, we encourage all prospective buyers to formally register before bidding. By law, you must also receive a copy of the Approved Buyers Guide (issued by the Real Estate Agents Authority) before you can place a bid. Your salesperson will provide this guide and assist you with the registration process.

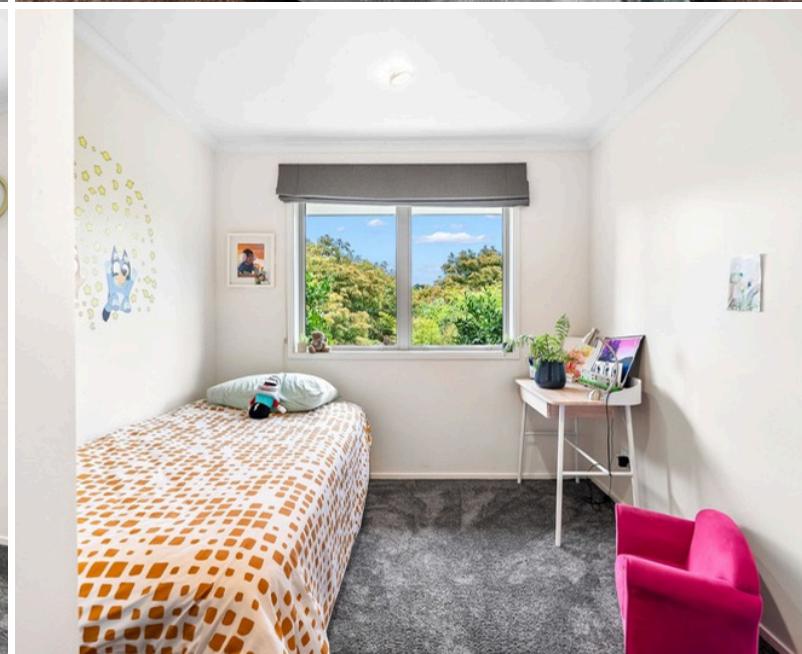
# PHOTO GALLERY

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Built in 2018, the home offers approximately 229sqm of single-level living, and the floorplan is a standout.

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# FLOOR PLAN

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



# BOUNDARY MAP

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# 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** 673456

**Land Registration District** North Auckland

**Date Issued** 19 December 2014

**Prior References**

NA107A/653

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**Estate** Fee Simple

**Area** 2090 square metres more or less

**Legal Description** Lot 8 Deposited Plan 481012

**Registered Owners**

Avondeep Singh and Jasleen Kaur

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**Interests**

Subject to a right to transmit electricity and telecommunications over part marked Q on DP 481012 specified in Easement Certificate D068332.6 - 15.11.1996 at 2.13 pm

Appurtenant hereto are rights to convey water and transmit electricity specified in Easement Certificate D068332.6 - 15.11.1996 at 2.13 pm

Some of the easements specified in Easement Certificate D068332.6 are subject to Section 243 (a) Resource Management Act 1991 (see DP 174535)

Appurtenant hereto is a right to transmit electricity and telecommunications created by Transfer D068332.7 - 15.11.1996 at 2.13 pm

The easements created by Transfer D068332.7 are subject to Section 243 (a) Resource Management Act 1991  
9909402.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 19.12.2014 at 10:47 am

Subject to a right (in gross) to convey electricity, telecommunications & computer media over parts marked Q, AC & AD on DP 481012 in favour of Northpower Limited created by Easement Instrument 9909402.5 - 19.12.2014 at 10:47 am

The easements created by Easement Instrument 9909402.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey electricity, telecommunications & computer media over parts marked Q, AC & AD on DP 481012 created by Easement Instrument 9909402.6 - 19.12.2014 at 10:47 am

Appurtenant hereto is a right of way created by Easement Instrument 9909402.6 - 19.12.2014 at 10:47 am

The easements created by Easement Instrument 9909402.6 are subject to Section 243 (a) Resource Management Act 1991  
Land Covenant in Easement Instrument 9967413.1 - 9.2.2015 at 2:53 pm (Limited as to duration)

12418041.3 Mortgage to Bank of New Zealand - 1.4.2022 at 5:44 pm

# RENTAL APPRAISAL



## Rental appraisal

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

Property:  
**44 Brenda Gardner Way,**  
Maunu

Prepared for:  
**OWN Real Estate**

Prepared on:  
**30 Jan 2026**

Bedrooms: **4**  
Floorplan: **229sqm**

Bathroom: **2**  
Exterior: **Brick**

Description:  
This modern 2018 Maunu home, offering approximately 229sqm of single-level living, is positioned privately away from the road with good separation from neighbours. The standout floorplan features a central open-plan living area -kitchen, dining, and informal lounge -designed for daily living and easy entertaining, with glass sliders opening to outdoor decking to extend the living space.

Some work may be required to bring the home up to Healthy Homes compliance, along with the completion of some redecoration and renovations.

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.

### **\$820-\$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.

#### **Jeanine Walters**

**M** 027 583 8192  
**E** [j.walters@barfoot.co.nz](mailto:j.walters@barfoot.co.nz)  
**Whangarei** 09 438 3079  
[www.barfoot.co.nz/j.walters](http://www.barfoot.co.nz/j.walters)





## SUE MAICH & DAMIEN DAVIS

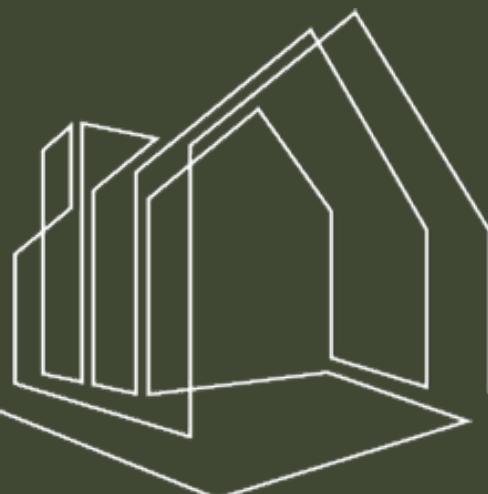
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Strongly focused on being at the top of their game, Sue and Damien have been driven to elevate their success and launch OWN Real Estate - a venture embodying their vision for a more personalised, client-focused approach. By stepping away from the constraints 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.



**SUE MAICH**

021793822 | [sue@ownrealestate.co.nz](mailto:sue@ownrealestate.co.nz)

**DAMIEN DAVIS**

021387345 | [damien@ownrealestate.co.nz](mailto:damien@ownrealestate.co.nz)