

# PROPERTY BROCHURE

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2 NORTH RIDGE RISE, MAUNU

SUE & DAMIEN  
PROPERTY TEAM

OWN  
REAL ESTATE

2 NORTH RIDGE RISE, MAUNU

# BUILT ABOVE THE ORDINARY...



8666  
SQM



317  
SQM



4



2



1



2

DEADLINE SALE  
1PM, 11 MARCH 2026 (PRIOR OFFERS CONSIDERED)



Completed in 2025 and positioned on 8,666sqm of native bush within a gated estate just minutes from town, this 317sqm architectural residence is pure intent. Sheltered, private, and elevated above the harbour, it captures sweeping views to the Hen and Chicks Islands while remaining completely removed from the world below.

Strong horizontal lines. Bold overhangs. Floor-to-ceiling glass. Every angle considered. Every finish deliberate.

The living zone quite literally floats over the landscape - a dramatic lounge projecting into the canopy, creating the sensation of living in the treetops. Morning light filters through native bush. Evenings are framed by water and sky. It is immersive, protected, and utterly compelling.



The scale is generous without excess. Four bedrooms are well separated, including a refined master retreat. The kitchen is substantial and streamlined, anchored by engineered surfaces and integrated appliances. Solid oak floors run throughout the living spaces, adding warmth and weight to the clean architectural lines. Entertaining flows effortlessly to sheltered outdoor zones and expansive glazing that dissolves the boundary between inside and out.

Concrete, timber and glass combine to create texture and depth. Construction is exacting. Maintenance is minimal.

Private. Architectural. Uncompromising. Properties like this don't compete. They stand alone.

# KEY PROPERTY DETAILS

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LEGAL DESCRIPTION	Lot 5, 10 Deposited Plan 332400 having a having a 1/40 share in Lot 34 Deposited Plan 332400 being 3.5910ha (more or less)
CV	\$1,500,000 (as per QV website)
RATES	\$2,216.91
DATE BUILT	2025
ZONING	Large lot residential zone, Rural production zone & Outstanding natural landscape
LAND AREA	8666sqm (more or less)
FLOOR AREA	317sqm (more or less)
BEDROOMS	Four including master suite
BATHROOMS	Two
LIVING AREAS	One
SEPARATE TOILET	One
KITCHEN	Concrete benchtops and island breakfast bar
KITCHEN APPLIANCES	Haier dishwasher, gas hob and 2x ovens, dual filter ultra violet system, rangehood
LAUNDRY	In-built laundry with basin under staircase
HEATING	Escea 10.2kw gas fireplace and 2x high wall Daikin heat pumps in the two northern bedrooms
PARKING	Two car garage with electric car charger outlet and auto door with x2 remotes
INSULATION	Double glazed windows, pink batts in ceiling, all walls, underfloor to building code
WATER HEATING	Gas califont and x2 45kg bottles
ROOF	Coloursteel Trimrib
JOINERY	Aluminum, double glazed
CLADDING	Concrete, Cedar, Paneltech, Titan board - moloseal moisture barrier
FLOOR	Wool carpet and European Oak
EXTRACTOR FANS	Located in bathrooms, laundry and toilet
WATER SOURCE	58,000L tank under living (in situ)
WASTE	Two stage biocycle TXR-1 septic tank field on eastern side, down gully and across to the rise beyond
INTERNET	Wireless
CHATELS	Extractor fans x4, blinds, dishwasher, heated towel rails, light fittings, gas hob, rangehood, smoke detectors

## ADDITIONAL INFO

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- Cantilever lounge
- Gated community
- Title includes a vacant lot across the road
- Two private decks
- Double stacking ranchslider
- Expansive views

## DISCLOSURES

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- \$1600 body corporate fee for subdivision maintenance. No cats or dogs allowed as per title.





# 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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# 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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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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