

PROPERTY BROCHURE



45 OLD ONERAHI ROAD, ONERAHI

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

45 OLD ONERAHI ROAD, ONERAHI

SOLID 1950S BRICK. BIG LAND. BIGGER OPTIONS...



1320
SQM



110
SQM



3



1



1



2

DEADLINE SALE
1PM, 4 MARCH 2026 (PRIOR OFFERS CONSIDERED)

Set on a generous 1,320sqm freehold section in a popular Onerahi street, this classic 1950s brick home delivers the holy trinity: solidity, space, and future upside.

The 110sqm home offers three bedrooms, a tidy family bathroom, and light-filled living with polished timber floors. A separate double garage adds practicality, while the fully fenced backyard provides room to spread out now - or plan ahead.

The land size and layout open the door to subdivision or development potential (subject to council approval), making this a smart buy for first-home buyers, investors, or landbankers.



Location does the heavy lifting here. Close to bus routes, local schools, the Onerahi shopping centre, and Whangārei Airport, everyday convenience is well and truly covered.

Solid, sensible, and packed with potential - this is Onerahi buying done right.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 12, Deposited Plan 75678, Certificate of Title NA32B/139
CV	\$560,000 (2025/2026)
RATES	\$3,489.79
DATE BUILT	Building permit issued 26/10/1950
ZONING	Medium density residential
LAND AREA	1320sqm (more or less)
FLOOR AREA	110sqm
LIVING AREAS	1
KITCHEN APPLIANCES	Electric ceramic hob, electric underbench oven
LAUNDRY	Separate
HEATING	Heat pump x1 (in passage) + woodburner (CCC issued, last cleaned 2024)
PARKING	Double garage + ample off-street parking
INSULATION	Ceiling and underfloor
WATER HEATING	Electric hot water cylinder
ROOF	Terracotta tile
JOINERY	Timber
CLADDING	Brick
FLOOR	Native timber
WATER SOURCE	Mains
WASTE	Mains
INTERNET	Fibre
CHATTELS	Window treatments, clothesline, electric oven, electric hob, extractor fan + heat lamp (in bathroom), heat pump x1 + x1 remote, light fittings, refrigerator, smoke detector alarm (as is, unsure of working order), woodburner

ADDITIONAL DETAILS



- Possible subdivision potential
- Fenced area around the house – ideal for dogs
- Close to Onerahi School (Year 1–6) – approximately 1.3 km
- Convenient access to Onerahi Shopping Centre – approximately 1km, including New World Supermarket, pharmacy, dairies, hot bread shop, takeaways, Onerahi Tavern, and Flames Restaurant
- Close to local bus route
- Whangarei Airport – approximately 1.6 km
- Easy driving distance to many inner Whangarei Harbour bays and beaches

DISCLOSURES

- The garage doors are currently not safely operational and do not stay open. The side entry door is in working order.
- Side entry door needs attention including the window



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?

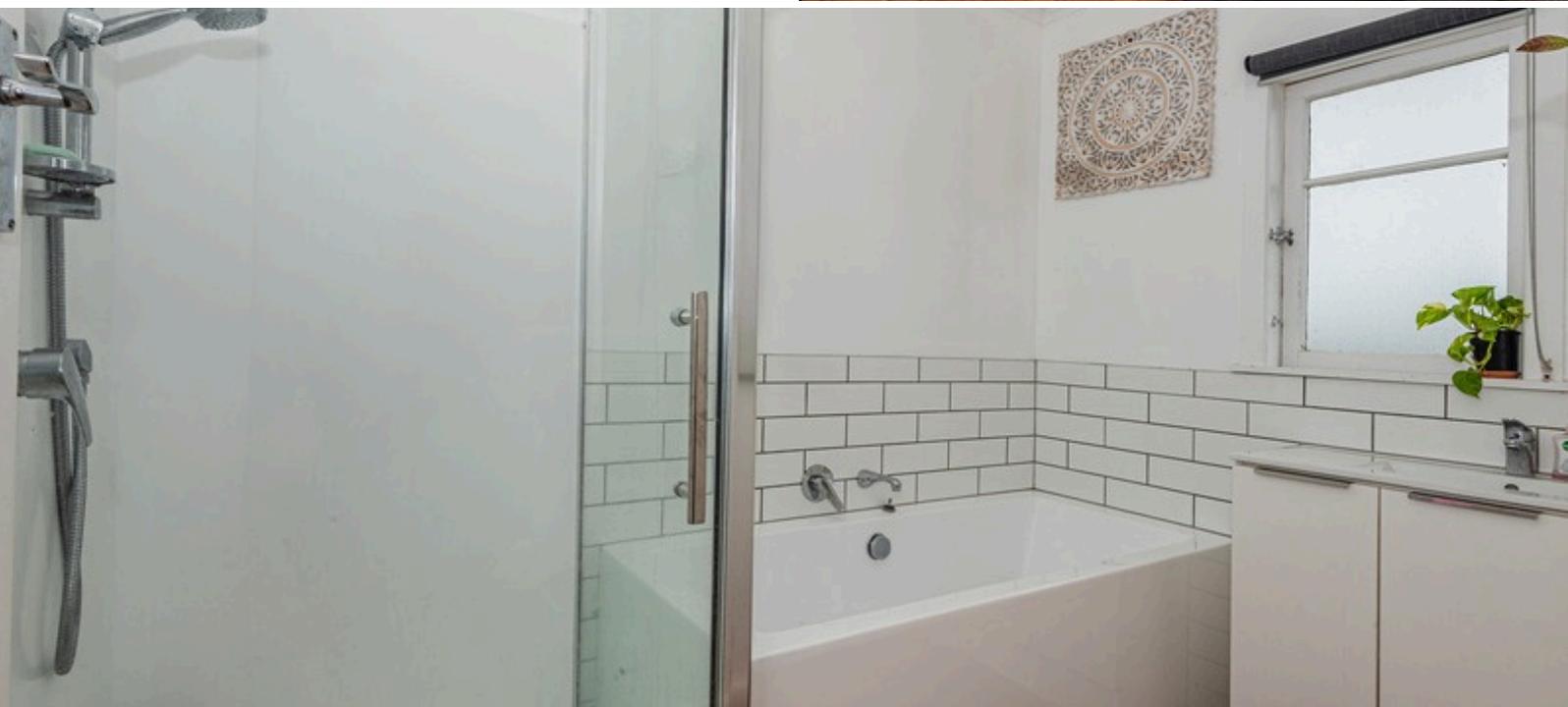
A multiple offer situation occurs when more than one buyer submits an offer at the same time. In this case, all buyers are encouraged to present their strongest offer, as the seller will either accept one or negotiate with a single buyer—excluding others from further negotiation.

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







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 NA32B/139
Land Registration District North Auckland
Date Issued 21 August 1975

Prior References
NA1574/69

Estate Fee Simple
Area 1320 square metres more or less
Legal Description Lot 12 Deposited Plan 75678
Registered Owners
Tracy Claire Blaauw

Interests
Subject to Section 59 Land Act 1948
Subject to Section 8 Coal Mines Amendment Act 1950
11261752.3 Mortgage to Westpac New Zealand Limited - 26.10.2018 at 3:52 pm

FLOOR PLAN

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





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.

SUE MAICH

021793822

sue@ownrealestate.co.nz

DAMIEN DAVIS

021387345

damien@ownrealestate.co.nz