

PROPERTY BROCHURE



137 GOING ROAD, MATARAU

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

137 GOING ROAD, MATARAU

PRESENTATION, PRACTICALITY, & LIFESTYLE...



2.7390
HA

205
SQM

3

2

1

3

ASKING PRICE \$1,050,000

This is a lifestyle property with presence. Elevated on 2.7ha with classic post-and-rail fencing, it delivers a sweeping valley outlook, beautiful presentation, and an attention to detail that sets it apart from the moment you arrive.

Inside, the home is crisp, contemporary, and impeccably kept. A designer shaker-style kitchen anchors the light filled living spaces, supported by two stylish bathrooms (including an ensuite) and three generous bedrooms. Every finish feels intentional. Broad decking and a sheltered outdoor room let you live the view in every season, with sunrises and moonrises that will change your life!



The infrastructure is next level. Under the house sits an immaculate double garage plus workshop - clean, spacious, and perfect for serious projects. A massive stand-alone shed adds more capability, while the well-positioned farm outbuilding (barn) supports stock or storage with ease. Parking is abundant, manoeuvring is simple, and the whole property feels organised and efficient.

The land is gently rolling and fully usable, ideal for grazing, pets, or small-scale farming. Raised gardens add a homely edge, and the outlook is pure countryside serenity.

If you've been waiting for something truly special - where presentation, practicality, and lifestyle all align - this is worth your attention.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 1, Deposited Plan 154360, Certificate of Title NA92B/115
CV	\$1,135,000
RATES	\$3,354.94
DATE BUILT	Relocated 2020
ZONING	Rural production zone
LAND AREA	2.7390ha (more or less)
FLOOR AREA	205sqm
LIVING AREAS	Living room, dining area plus covered outdoor living space
TOILETS	Three - x2 upstairs, x1 downstairs
KITCHEN	Shaker style cabinets, stone benchtops
KITCHEN APPLIANCES	Neff oven, Neff rangehood , Neff induction hob, Neff dishwasher, Samsung refrigerator (plumbed), Insinkerator instant boiling water tap
LAUNDRY	Separate
HEATING	Metro log burner, x2 heat pumps (x1 in kitchen, x1 in master bedroom)
PARKING	Ample parking, double garage, large shed
INSULATION	Fully insulated
WATER HEATING	Califont (gas bottles are rented)
ROOF	Painted corrugated iron
JOINERY	Double glazed aluminium
CLADDING	Weatherboard
FLOOR	Mix of carpet and laminate, basement concrete foundation. Upstairs is timber
WATER SOURCE	Rain collection, x1 25,000L (approx) tank + small header tank which holds water for the garden from farm supply
WASTE	Standard septic tank
INTERNET	Uber
SCHOOLING	In zone for Matarau School (Full Primary, Year 1-8) - 2.1km
CHATTELS	Fixed floor coverings, curtains, blinds, water filters x3 (fridge water, hot water tap, kitchen water filter), Neff oven, Neff rangehood, induction hob, Neff dishwasher, Samsung refrigerator (plumbed), Insinkerator instant boiling water tap, log burner, x2 heat pumps + x2 remotes, auto garage door + x2 remotes, x2 bathroom extractor fans, green house, heated towel rails x1, gas califont, smart vent, light fittings, smoke detectors, TV brackets + televisions x3 (garage, master + lounge), water pumps x2 (main tank for house + small header tank)

ADDITIONAL DETAILS



- Canycom ride-on mower
 - Available for purchase by negotiation
 - This ride-on is capable of maintaining the entire property
- Outstanding views with beautiful sunrises
- Raised vegetable beds with greenhouse; irrigation installed with the vegetable beds
- Shed
 - Concrete floor
 - 10mx6m (no consent required)
 - Constructed to drawings by Greenmead Landscaping
 - Coloursteel cladding
 - Powered
 - Automatic door with remote
 - Pole barn under 100sqm
 - Designed and supplied by Placemakers
- Under deck storage
- Workshop located at the rear of the garage
- Paddocks
 - Generally graze approximately 20 sheep
 - x6 fully fenced paddocks, each with its own trough
 - The bush block trough is rain-fed, while the remaining troughs are supplied by the header tank
 - All paddocks fertilised annually, including this Spring
- Chicken coop
- Farm outbuilding, ideal for storage of equipment and animal shelter
- Stands of native bush
- Going Road is on the WDC seal extension list (unsure of timing)
- There is a potential future proposal for an airport at the end of Kokopu Road

PHOTO
GALLERY



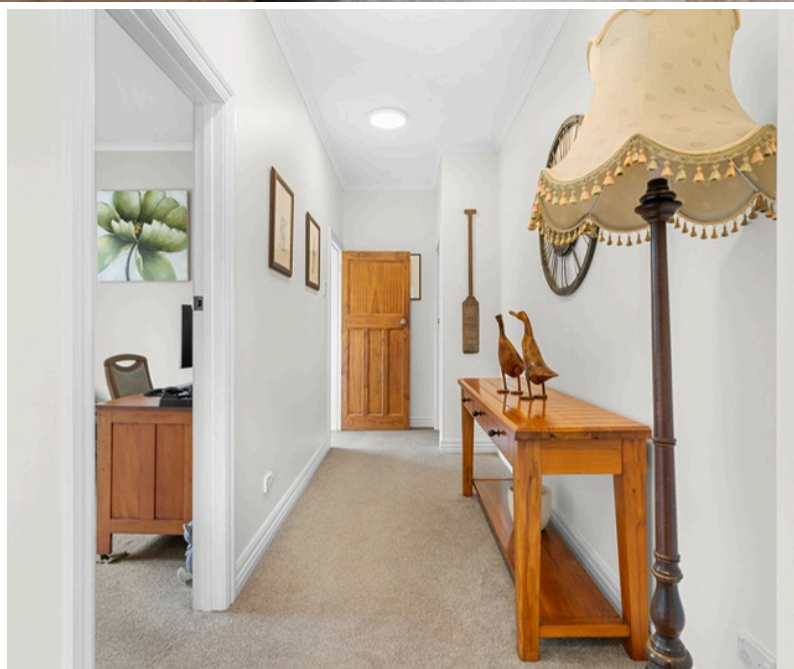






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BOUNDARY MAP



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 NA92B/115
Land Registration District North Auckland
Date Issued 22 April 1993

Prior References
NA54B/101

Estate Fee Simple
Area 2.7390 hectares more or less
Legal Description Lot 1 Deposited Plan 154360

Registered Owners
Zoe Berry and Mark Derek Berry

Interests

Appurtenant hereto are electricity and water supply rights specified in Easement Certificate C473196.6 - 22.4.1993 at 2.06 pm

Subject to electricity and water supply rights over part marked I on DP 154360 specified in Easement Certificate C473196.6 - 22.4.1993 at 2.06 pm

The easements specified in Easement Certificate C473196.6 are subject to Section 243 (a) Resource Management Act 1991 11358411.3 Mortgage to Westpac New Zealand Limited - 27.2.2019 at 10:38 am

RENTAL APPRAISAL



Rental appraisal

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

Property:
**137 Going Road, .
Matarau**

Prepared for:
OWN Real Estate

Prepared on:
20 Nov 2025

Bedrooms : **3**
Floorplan : **205sqm**
Bathroom : **2**

Exterior :

Description:

This elevated 2.7ha lifestyle property stands out with its sweeping valley views, pristine presentation, and contemporary, light-filled home featuring a designer kitchen, three bedrooms, and two stylish bathrooms. Expansive decking and a sheltered outdoor room make the most of the stunning sunrises, while exceptional infrastructure-including a double garage with workshop, a large separate shed, and a well-positioned barn - adds impressive practicality. With fully usable rolling land, raised gardens, and abundant parking, this organised and tranquil property offers a rare blend of beauty and functionality, available exclusively to our database.

Some work may be required to meet the Healthy Home Standards for Residential Rental Properties.

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 jwalters@barfoot.co.nz

Whangarei 09 438 3079

www.barfoot.co.nz/j.walters



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