

PROPERTY BROCHURE



117A PORT ROAD, WHANGAREI

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

117A PORT ROAD, WHANGAREI

A WATERFRONT ICON...



663
SQM



333
SQM



6



6



2



1



2

TENDERS CLOSE
1PM 22 APRIL 2026 (UNLESS SOLD PRIOR)

A truly exceptional address on the water, this landmark Whangārei residence delivers lifestyle, flexibility and architectural distinction in one of the city's most coveted locations.

Set on a 663 sqm waterfront section with uninterrupted water views across the Hātea River toward the iconic Te Matau ā Pohe Bridge, every moment here is defined by outlook and connection to place.

Designed and built in 2022 to exacting standards, the upper living level offers three generous bedrooms and two beautifully appointed bathrooms, including a master suite with private ensuite. The spectacular, light-filled kitchen and living spaces flow effortlessly onto expansive decking and a covered patio with a retractable roof, framing stunning views of the upper reaches of Whangarei Harbour.

This home's flexibility is exceptional. The lower level features a large, lowered-floor garage capable of housing boats, caravans or toys with ease, plus three additional bedrooms each with ensuites, a sizeable living room and a kitchenette - perfectly configured for extended family, high-end short-term accommodation or function and conference use.



From this rare waterfront position you can step straight onto the Hātea Loop Shared Path - Huarahi o te Whai, a fully accessible 4.2 km waterside circuit around the Town Basin that connects parks, bridges, art installations and marina views - a daily recreation asset for walkers, runners and cyclists alike.

With abundant parking, architectural finesse, expansive indoor-outdoor flow and built-in adaptability for mixed use, this residence stands apart in quality, location and lifestyle opportunity - a true benchmark in Whangārei's waterfront market.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 1, Deposited Plan 581084, Certificate of Title 1083198
CV	\$1,175,000 (2025/2026)
RATES	\$3,749.81
DATE BUILT	Completed in 2022
BUILT BY	Ezra Bell. Interior finished by Bruce Cowes.
ZONING	Waterfront Mixed-Use
LAND AREA	663sqm (more or less)
FLOOR AREA	333sqm
LIVING AREAS	Two – main living upstairs, family room downstairs
BEDROOMS	Six in total - three upstairs, three downstairs
BATHROOMS	Six in total - downstairs bedrooms all have ensuites, one bathroom downstairs is wheelchair friendly
MAIN KITCHEN	<ul style="list-style-type: none">• Leathered granite benchtop with coffee bar• Oak & melamine cabinetry
APPLIANCES	<ul style="list-style-type: none">• Silverline hob with downdraft• Miele dishwasher• Samsung refrigerator• Samsung oven
LAUNDRY	Separate
HEATING	<ul style="list-style-type: none">• Heat pump in main living area• Electric flame fire in lounge• Heat pump in master bedroom and all 3 downstairs bedrooms• Heat pump & electric heater in family room
WATER HEATING	Heat pump system
ROOF	Coloursteel
JOINERY	Double glazed aluminium with hush glass
CLADDING	Coloursteel, Shiplap – Core 10 bronze & dark
FLOOR	Concrete foundation, timber on top level
WATER SOURCE	Mains
WASTE	Mains
INTERNET	Fibre

UPSTAIRS



KITCHEN CABINETS

Overhead cabinets & above fridge are electric close

SOLAR PANELS

x9 panels for overall power and surplus sold back to the grid (an average of \$140 per month for power bill)

VENTILATION UNIT

Fresh air system

CEILINGS

Timber flooring (for insulation and noise)

INTERNAL WALLS

Triboard, Boatwood timber tiles on feature walls

LIFT

Provision for a lift. Shaft is in place. No lift installed.

FLOOR COVERINGS

Natural wood engineered planking

ALFRESCO DECK

Retractable electric awning, Butynol overlay

MAIN DECK

Ceramic tiles with glass and timber balustrade

VENTILATION UNIT

Standalone fresh air units in each bedroom

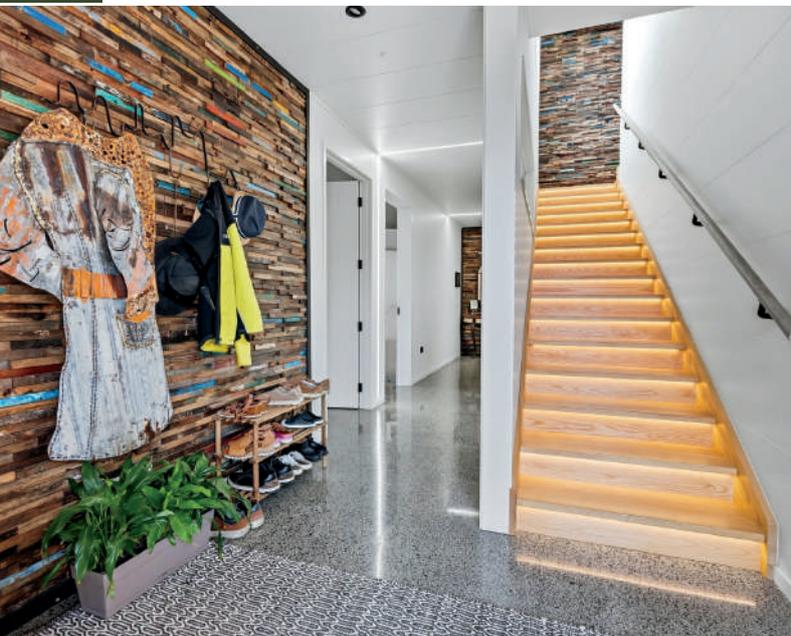
FLOOR COVERINGS

Polished concrete

INSULATION

Walls, ceiling and noise insulation

DOWNSTAIRS



FAMILY ROOM

- Heat pump
- Air exchange system
- Electric heater
- Bar area
- Electric keypad internal door lock
- Ideal for commercial use as a conference room

ACCESS TO LOOP WALK

WDC approved direct ramp access to the Hatea Loop shared path

SHOWERS

All showers are tiled, except for two - which are shower units

WATER PURIFICATION

Added benefit of a purification system – softens the water which stops water spots accumulating on showers etc

OFFICE

One

EXTERNAL DOORS

All have a digital key pad, excluding sliding doors from the bedrooms, they have internal locking only

BEDROOM INTERNAL DOORS

Electric keypad locks - ideal for B&B

INTERNAL WALLS

- Not load bearing
- Dividing walls across 3 bedrooms
- Options for change of use for commercial
- Sound proofed

KITCHEN

- Consented as a bar
- Appliances include bar fridge, small dishwasher, microwave

VENTILATION UNIT

Standalone fresh air units in each bedroom

FLOOR COVERINGS

Polished concrete

GARAGE

Double with one bay lowered for extra height vehicles or motorhome, caravan, boat etc

CHATELS

- Auto garage door
- Window treatments
- Clothesline
- Electric oven
- Induction hob with downdraft extractor (Silverline)
- Microwave/convection oven (Samsung)
- Refrigerator (Samsung)
- Waste master
- Insinkerator
- Hot water boiling unit
- Electric wall heaters x2
- Heat pump remotes x6
- Air exchange systems x5
- Heat pump hot water system
- Electric flame fire x2
- Solar panels x9
- Bar fridge (downstairs)
- Small dishwasher (downstairs)
- Microwave (downstairs)
- Electric entry gate
- Retractable electric awning
- Puretec water purifier + water softener
- Dishwasher x2
- Garden shed
- Fixed floor coverings
- Light fittings, heat pump x6
- Smoke detectors
- Garage door remote control x2

DISCLOSURES

- Lowered garage floor to allow for extra height vehicles
- WDC approved native plantings in garden bordering the Loop shared path – must remain native
- Downstairs kitchen consented as a bar/kitchen
- WDC approved direct ramp access to the Hatea Loop shared path
- Zoned Waterfront Mixed-Use - Visit the WDC website for further information:
<https://eplan.wdc.govt.nz/plan/lat=-35.731895168314324&lng=174.3331253528595&type=address&chapter=waterfront-zone#waterfront-zone>

TENDER PROCESS

How does a Tender work?

A Tender is a method of sale where a property is marketed without a price, and buyers submit their offer in writing by a specified deadline.

As a buyer, this gives you time to view the property, complete your due diligence, and prepare your best offer. Tender offers can be conditional or unconditional, depending on your circumstances.

Unlike other sale methods, tender offers are confidential. Buyers do not know what other buyers are offering, and there is usually no opportunity to negotiate after the deadline. Because of this, it is important to submit your strongest offer from the outset.

Once the tender deadline passes, the seller will review all offers and choose the one that best suits them. They may accept one of the tenders, reject them all, or choose to negotiate with a preferred buyer.

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 property is marketed by Tender “unless sold prior”, it means the seller reserves the right to accept an offer before the tender closing date.

If a buyer submits an offer the seller wishes to consider early, the agent will notify other interested buyers so they have the opportunity to submit their own tenders.

If the seller accepts an unconditional offer, the property is sold immediately. If a conditional offer is accepted, the property may remain conditional until those conditions are satisfied.

For this reason, if you are seriously interested in a property being sold by Tender, it is important to stay in close contact with the agent and be ready to submit your offer before the deadline if required.

PHOTO GALLERY





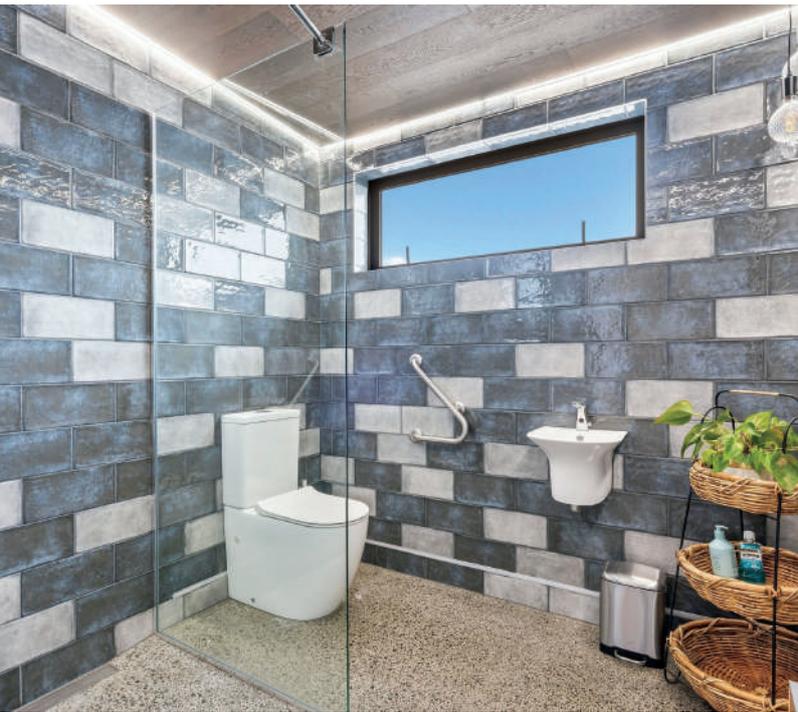






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FLOOR PLAN

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

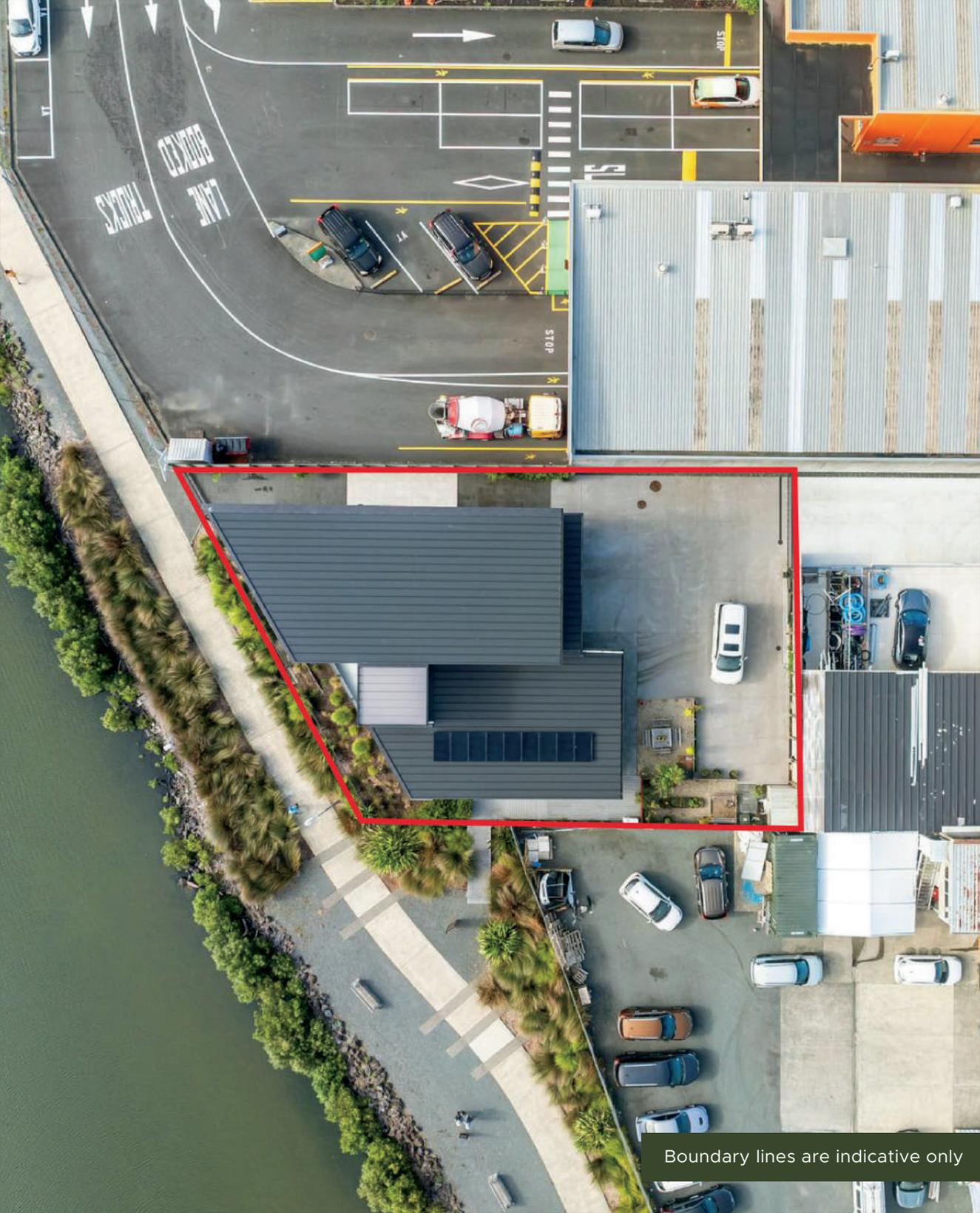


GROUND FLOOR



FIRST FLOOR

BOUNDARY MAP



Boundary lines are indicative only



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.

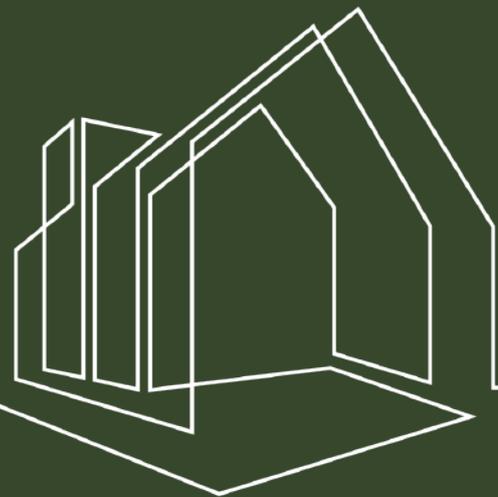
Equipped with the latest real estate strategies and technology, they are at the forefront of modern property marketing and negotiation. With over 30 years of combined experience and a track record in successful local development projects, they offer unmatched expertise in every transaction.

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.

OWN

REAL ESTATE



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