

# PROPERTY BROCHURE

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9 FANTAIL LANE, WHAREORA

SUE & DAMIEN  
PROPERTY TEAM

**OWN**  
REAL ESTATE

9 FANTAIL LANE, WHAREORA

# CONTEMPORARY CLASS ON THE CITY FRINGE...



2971  
SQM



237  
SQM



4



2



1



2

ASKING PRICE \$1,300,000

A striking study in modern architecture and quality, this brand new four-bedroom Whareora residence delivers clean geometry, crisp detailing, and a layout that feels purpose-built for contemporary living.

Full height glazing runs the length of the home, drawing in light and framing the surrounding hills like moving artwork. Inside, the palette is sleek and restrained - timber textures, matte finishes, and strong linear forms.

With a streamlined flow, the kitchen sits centre stage offering a sculpted island, large scullery, integrated appliances, and minimalist profile. The entire front of the home leads to a wide, covered hardwood deck, with an alfresco area that extends the architecture outward and holds its own as a genuine feature.



The master suite faces north, with its own connection to the outdoors through a ranch slider to a small deck, also providing a walk-in robe and fabulous ensuite. The main bathroom is equally refined: full tiling, freestanding bath, oversized shower, and backlit mirrors that reinforce the contemporary aesthetic.

Elevated, with a bush backdrop behind and a rapid link to town out front, this property pairs modern design with everyday practicality. Bold, current, architectural - this is Whareora at its most contemporary.

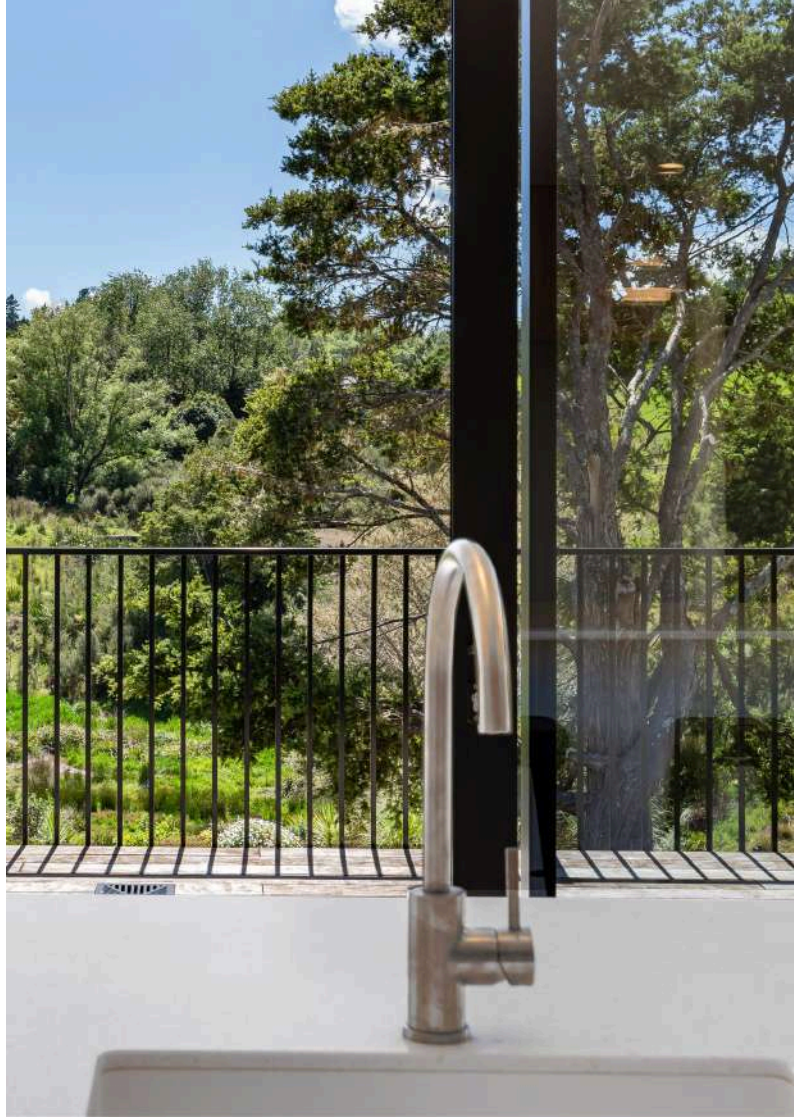
# KEY PROPERTY DETAILS

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LEGAL DESCRIPTION	Lot 5, DP 546886 having 1/8sh in Lot 100, DP 546886 as shown on Title 931816
CV	\$1,350,000
RATES	\$2,872.91
DATE BUILT	2022
ZONING	General residential
LAND AREA	2971sqm (more or less)
FLOOR AREA	237sqm
BEDROOMS	Four - Master with ensuite and walk-in robe. Bedroom 4 has an external door which could be used as an office with external access.
BATHROOMS	Two
LIVING AREAS	One
KITCHEN	Sculpted island, large scullery, integrated appliances
APPLIANCES	Dishwasher, electric stove, induction cooktop, rangehood
LAUNDRY	Modern timber cabinetry, integrated sink, stone benchtop, lots of storage, with direct internal access to the garage
HEATING	Heat pump
PARKING	Double garage with internal access
INSULATION	Walls and ceilings
WATER HEATING	Heat pump hot water system
ROOF	Coloursteel
JOINERY	Double glazed aluminium
CLADDING	James Hardie Linea Weatherboards + Western Red Cedar Shiplap Weatherboards on 20mm cavity batten
FLOOR	Rib raft slab finished, with carpet & light-coloured, wide-plank hardwood
WATER SOURCE	x2 23,000L water tanks (roof collection)
WATER FILTER	3 stage water filter plus UV
WASTE	Duracrete grey water system
INTERNET	Wireless broadband
CHATELS	Auto garage door + x2 remotes, fixed floor coverings, light fittings, x1 heat pump + x1 remote, dishwasher, rangehood, electric stove, extractor fan, induction cooktop, heated towel rail x2, smoke detectors, water pump, heat pump hot water system, x2 23,000L water tanks

PHOTO  
GALLERY

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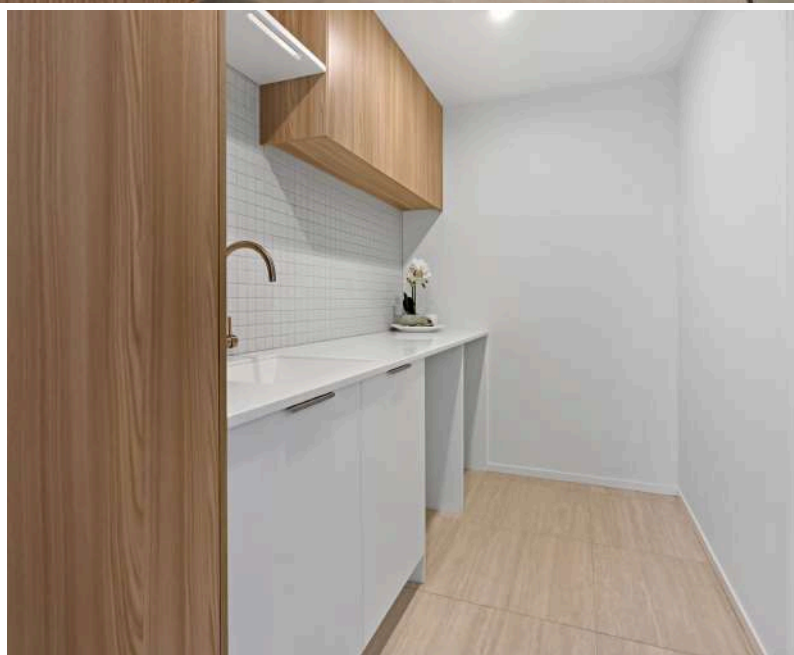
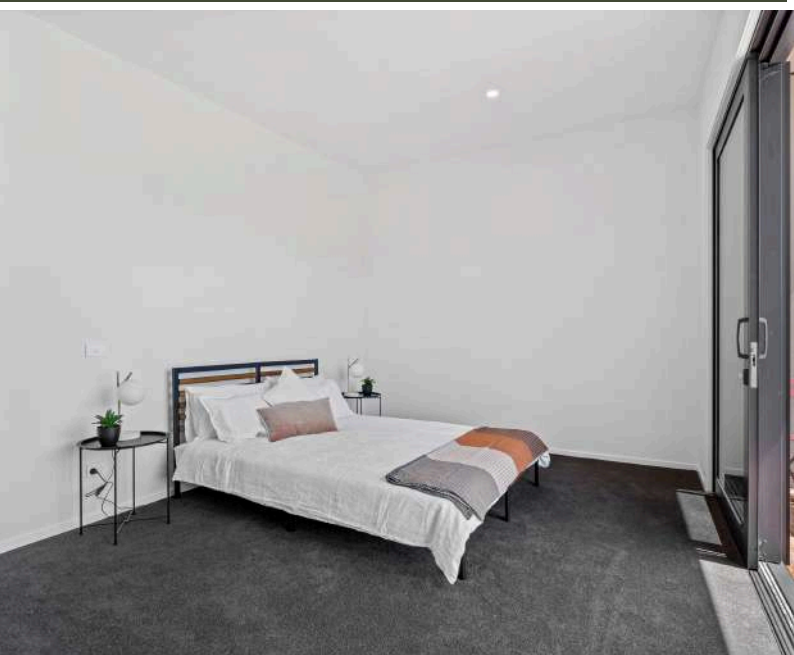




“

The master suite faces north, with its own connection to the outdoors through a ranch slider to a small deck, also providing a walk-in robe and fabulous ensuite

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# BOUNDARY MAP

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Boundary lines are indicative only

# FLOOR PLAN

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



# RENTAL APPRAISAL



## Rental appraisal

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

Property:  
**9 Fantail Lane,  
Whareora, Whangarei**

Prepared for:  
**GJMJ Homes Limited**

Prepared on:  
**23 Jun 2025**

Bedrooms : **4 x Bedrooms**

Floorplan :

Bathroom : **2 x Bathroom**

Exterior : **2,971m<sup>2</sup> (approx.)**

Description:

This luxury architectural build boasts stunning rural views, blending modern design with the tranquility of nature. Embrace seamless indoor/outdoor living with a layout designed to maximise natural light & space. The living area boasts raking ceilings adding a touch of elegance, while the designer kitchen is sure to inspire your culinary creativity. Features of this property include:- Modern Design with clean lines and high-end finishes, Beautiful cedar and high-end cladding, Spacious open-concept layout perfect for entertaining, Gourmet kitchen design. Every detail is thoughtfully curated, amidst the beauty of the countryside.

**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 above.

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.

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**\$790 - \$820 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**

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**Whangarei** 09 438 3079

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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** 931816  
**Land Registration District** North Auckland  
**Date Issued** 24 March 2021

**Prior References**  
517163

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**Estate** Fee Simple  
**Area** 2971 square metres more or less  
**Legal Description** Lot 5 Deposited Plan 546886  
**Registered Owners**  
GJMJ Homes Limited

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**Estate** Fee Simple - 1/8 share  
**Area** 942 square metres more or less  
**Legal Description** Lot 100 Deposited Plan 546886  
**Registered Owners**  
GJMJ Homes Limited

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**Interests**  
8367615.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 14.10.2010 at 10:47 am  
Subject to Section 241(2) Resource Management Act 1991 (see DP 546886)  
12045418.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 24.3.2021 at 6:08 pm (affects Lot 5  
DP 546886)  
Subject to a right (in gross) to convey electricity and telecommunications over Lot 100 DP 546886 in favour of  
Northpower Limited and Northpower Fibre Limited created by Easement Instrument 12045418.6 - 24.3.2021 at 6:08 pm  
The easements created by Easement Instrument 12045418.6 are subject to Section 243 (a) Resource Management Act 1991  
Land Covenant in Covenant Instrument 12045418.7 - 24.3.2021 at 6:08 pm (affects Lot 5 DP 546886)



## 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.

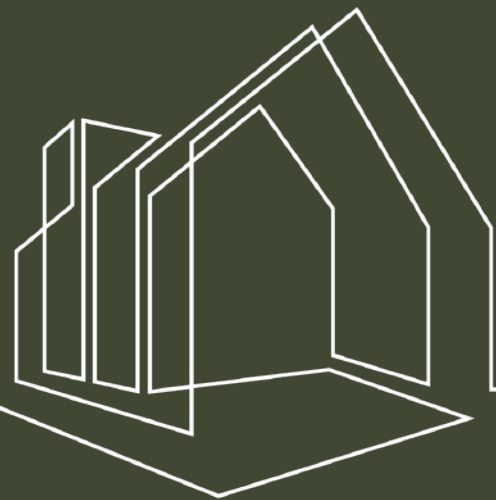
By their own admission, Sue and Damien run a tight ship. Their team handles the administrative tasks freeing Sue and Damien to do what they do best - seeking out property to sell, forming tight working relationships with their vendors and purchasers, marketing property superbly and negotiating sales.

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.



# OWN

REAL ESTATE



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DAMIEN DAVIS  
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