

PROPERTY BROCHURE



31 TANEKAHA DRIVE, PARAHAKI

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

31 TANEKAHA DRIVE, PARAHAKI

ELEVATED. CENTRAL. PRACTICAL...



736
SQM



220
SQM



3



1



2



1



2

DEADLINE SALE
1PM, 20 MAY 2026 (PRIOR OFFERS CONSIDERED)

Tucked into a quiet Parahaki cul-de-sac, this is a location that holds its value - peaceful, established and an easy walk to the CBD, Town Basin and Hātea Loop. Elevated above the park, the outlook is direct and unobstructed across Whangārei.

Inside, the home offers real space and flexibility. High vaulted ceilings lift the main living, while a modern interior keeps it clean, functional and ready to move into. Three bedrooms are supported by a well-appointed bathroom, with living that works for both families and those wanting room to spread out.

Downstairs, the rumpus room doubles as a genuine second lounge - ideal for teenagers, guests or separation from the main living. There's also a dedicated office, plus internal access to the double garage, which includes a workshop space.



Outdoor living is well handled. A large covered entertaining area provides a private, year-round setting, while the fully fenced section is secure for children and pets. Additional off-street parking caters for a boat or trailer.

A spacious home in a tightly held street, combining elevation, practicality and walkable convenience.

Our sellers have made their plans clear and are ready to see a result!

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 21, Deposited Plan 57944 as shown on Certificate of Title NA11B/12
CV	\$710,000
RATES	\$3,408.53
DATE BUILT	Building permit issued 1969
ZONING	General Residential zone
LAND AREA	736sqm (more or less)
FLOOR AREA	220sqm
BEDROOMS	3
BATHROOMS	1
SEPARATE TOILETS	1
LIVING AREAS	2 - x1 upstairs, x1 downstairs
OFFICE	Dedicated downstairs workspace with storage cupboards
PARKING	Double internal garage plus ample off-street parking
KITCHEN	Modern with stone benchtops
KITCHEN APPLIANCES	Dishwasher, rangehood, 900mm oven/ceramic hob, water filter
HEATING	Heat pump on both levels complemented by a Smart Vent system
INSULATION	Ceiling, walls and between levels
WATER HEATING	Electric cylinder
ROOF	Coloursteel - less than 10 years old (approximately)
JOINERY	Mixture of timber and aluminium
CLADDING	Fibrolite
FLOOR	Timber with lino and carpet overlay. Basement is on a concrete foundation
WATER SOURCE	Mains
WASTE	Mains
INTERNET	Fibre
SECURITY	Alarm (as is, where is)

ADDITIONAL DETAILS

- The garage includes a dedicated workshop and storage area, complete with a workbench
- Covered outdoor entertaining allows for year-round enjoyment
- The property is fully fenced with gated access, ideal for children and pets
- A selection of established fruit trees includes citrus, grapefruit, blueberry, feijoa, guavas and macadamia
- Enjoy an easy walk to town, positioned on the Loop with elevated city views

CHATTELS

- Automatic garage door + x3 remotes
- Window treatments
- Retractable clothesline
- Dishwasher
- 900mm oven/hob
- Rangehood
- Kitchen water filter
- Main house water filter
- Bathroom extractor fan
- Fixed floor coverings
- Garden shed
- Heated towel rail x1
- Heat pumps x2 + x2 remotes
- Smart Vent system
- Light fittings
- Alarm (as is, where is)
- Smoke detectors
- TV brackets x2
- Ceiling fans x5 (downstairs x2 + x1 in each bedroom)

DISCLOSURES

- A 2022 storm resulted in minor water ingress via roof nails, which has since been repaired and remedied
- A toilet plumbing leak was identified in October 2025 and resolved through insurance, with new piping and toilet installed



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.

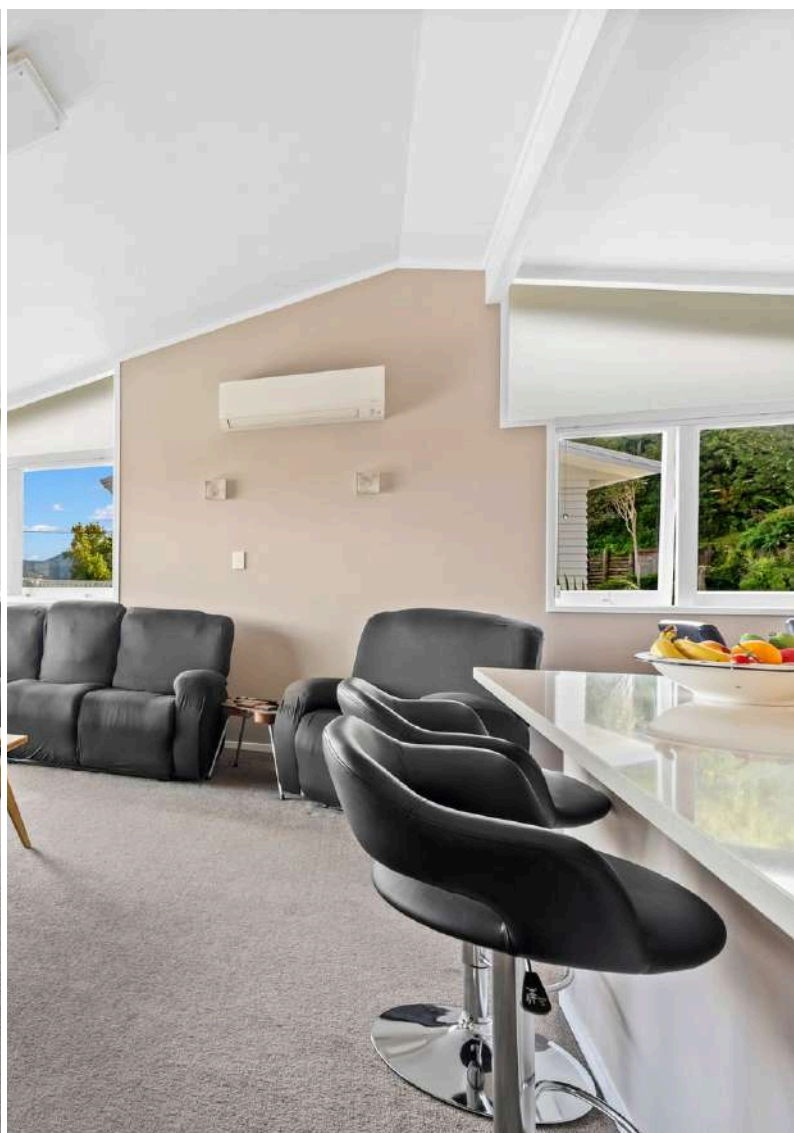
What is a multiple offer?

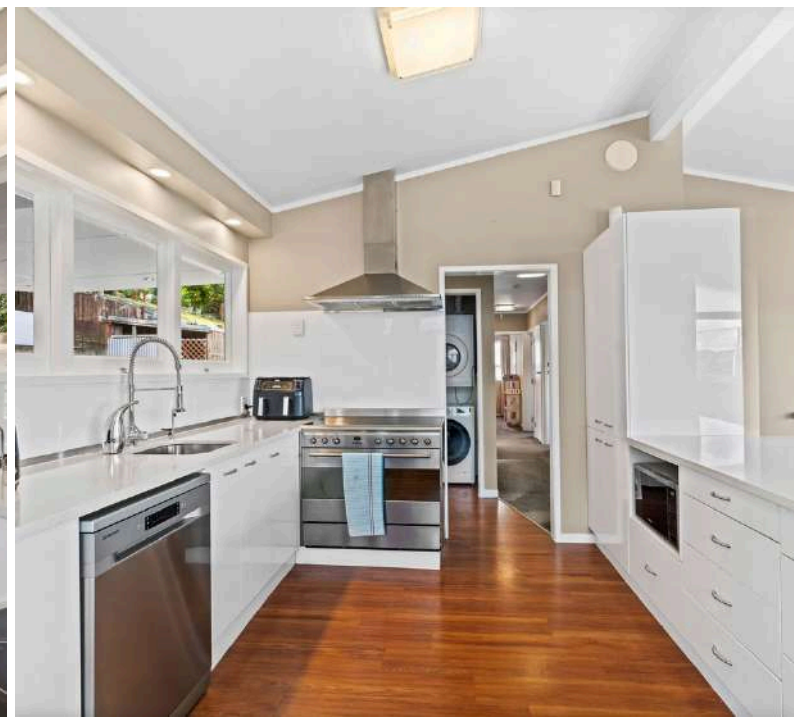
A multiple offer situation occurs when more than one buyer submits an offer at the same time. In this case, all buyers are encouraged to present their strongest offer, as the seller will either accept one or negotiate with a single buyer—excluding others from further negotiation.

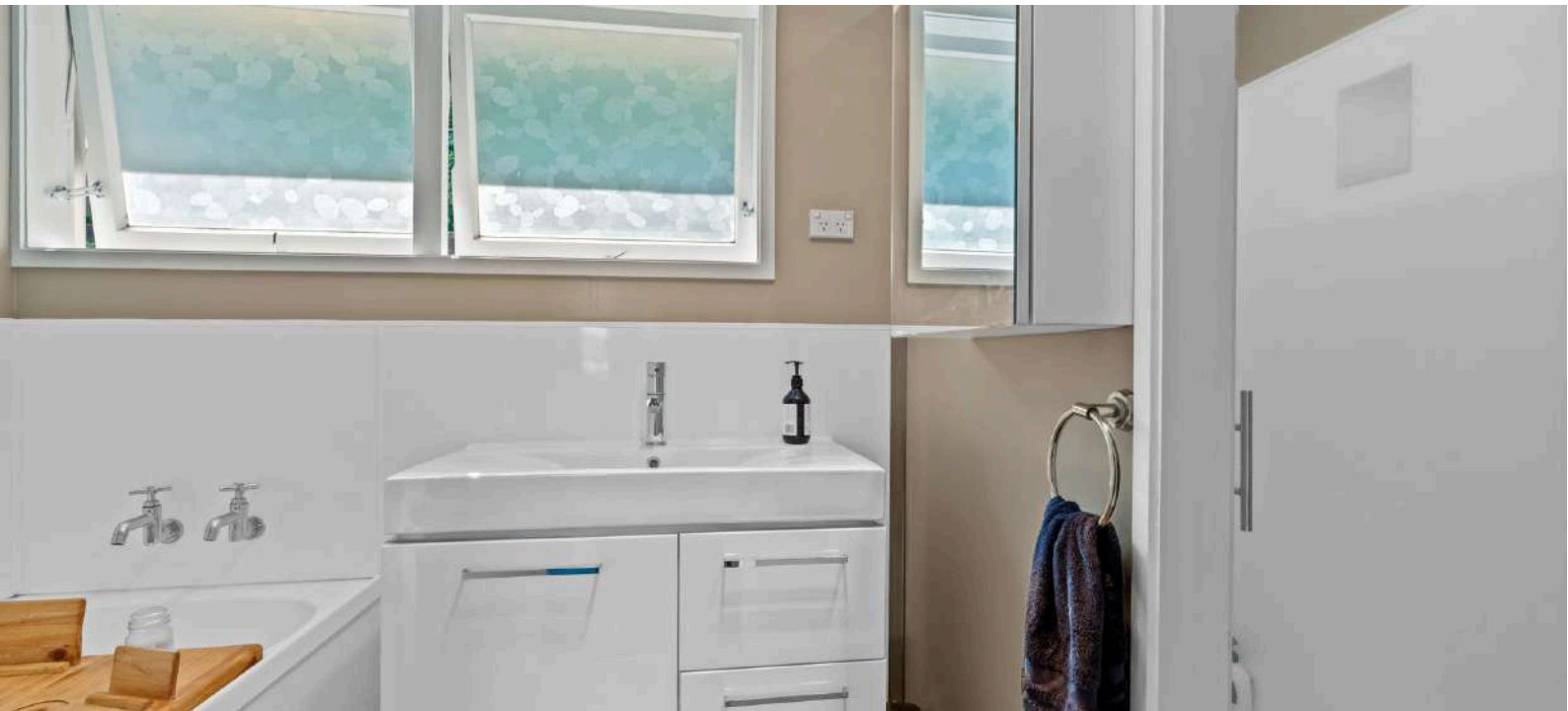
What does “unless sold prior” mean?

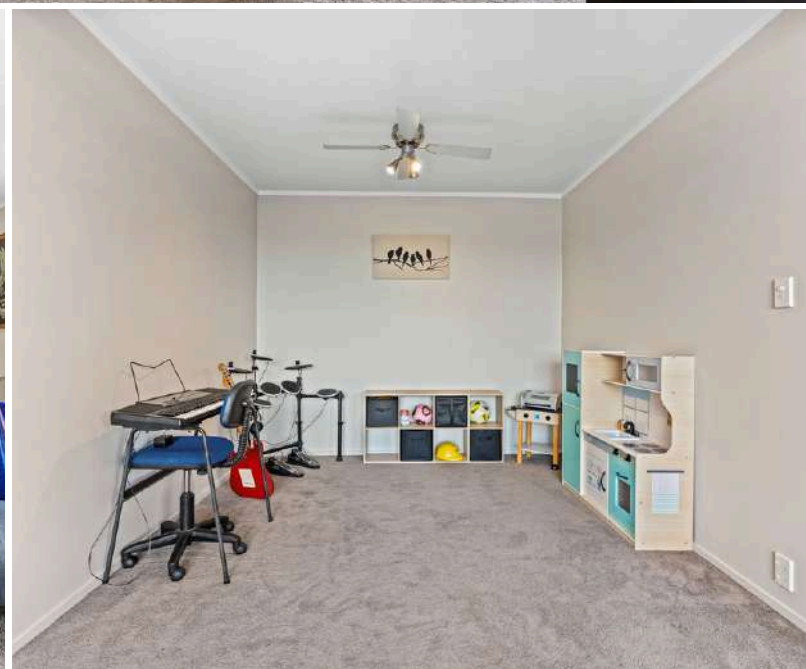
When a Deadline Sale is advertised with “unless sold prior,” it means the seller is open to accepting an offer before the official deadline. If this happens, the agent will notify all interested buyers and invite them to submit their offers, potentially creating a multiple offer scenario earlier than 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





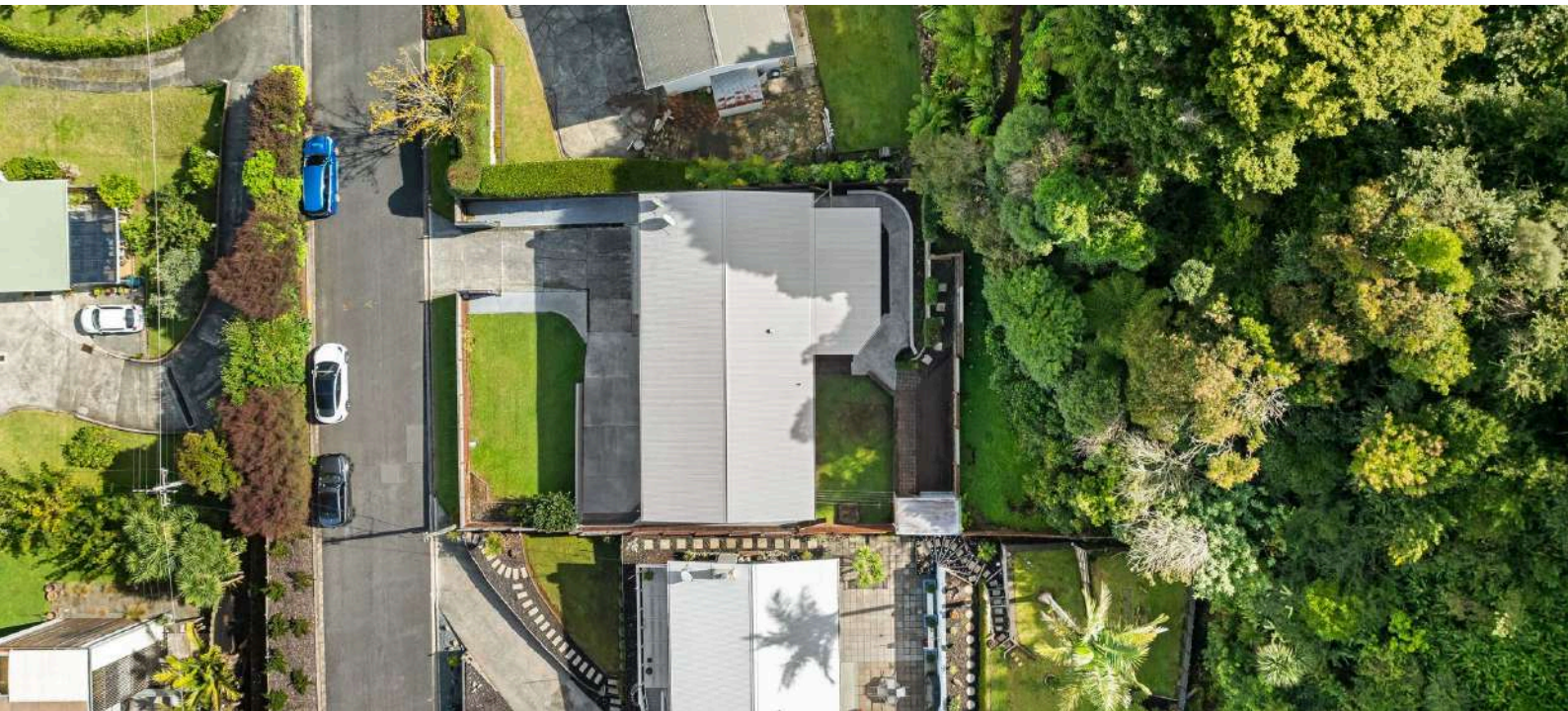






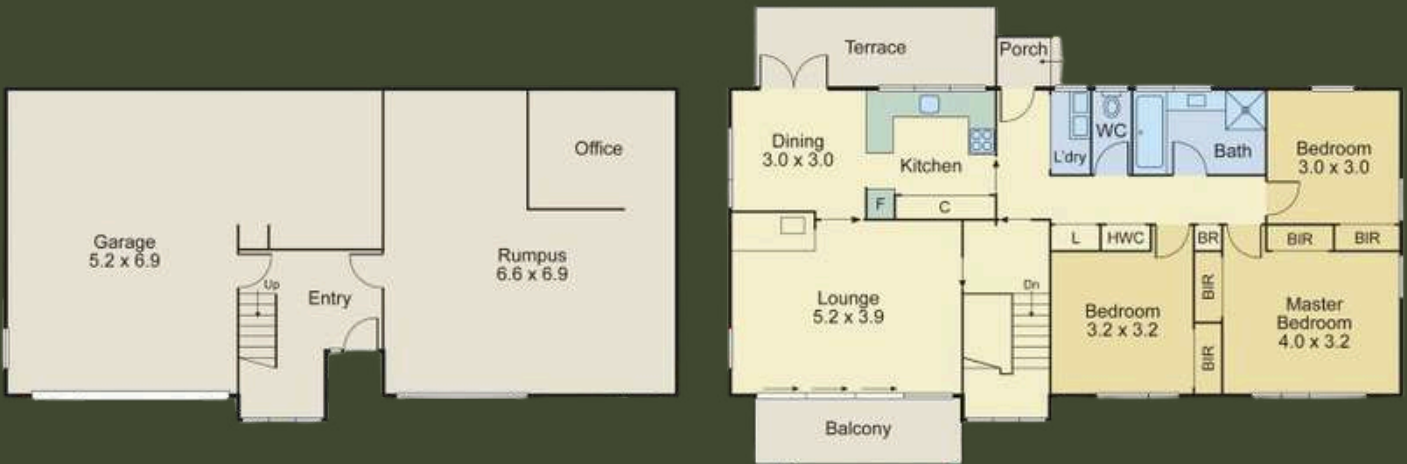
“
A large covered entertaining area provides a private, year-round setting, while the fully fenced section is secure for children and pets
”





FLOOR PLAN

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



BOUNDARY MAP





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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