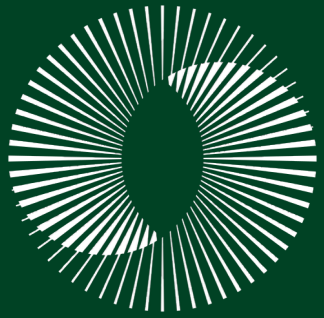


# Mint



32 ENDSLEIGH ROAD, HAVELOCK NORTH

# Contents

- 03 Introduction
- 04 Legal & Council
- 05 Design & Build
- 06 Floor Plans
- 08 A Closer Look
- 10 Gallery
- 14 Property Location
- 15 Meet Nic Goodman





32 ENDSLEIGH ROAD, HAVELOCK NORTH

## THE GROVE

Set on sought-after Endsleigh Road, this architecturally designed Simon Clarkson home offers a compelling combination of scale, quality and everyday ease within approximately 8,000sqm of mature, parklike grounds. Constructed in 2019, the residence has been thoughtfully planned for modern living, with a strong emphasis on comfort, flexibility and connection to its setting. Offering approximately 351.8sqm of living, plus a separate 36sqm shed/garage, heated pool and pool house, this is a home that combines generous proportions with the kind of extras that make it especially enjoyable to live in.



4



3



2



4



352 m2 +  
36 m2  
garage



8230 m2 (more or less)

# Legal & Council

## LEGAL DESCRIPTION

LOCATION	32 Endsleigh Road Havelock North
LEGAL DESCRIPTION	Lot 1 DP 325613
CERTIFICATE OF TITLE	103483
ESTATE	Freehold
LAND AREA	902 m2 (more or less)

## COUNCIL & RATES

TERRITORIAL AUTHORITY	Hastings District Council
ZONE	Residential
RATING VALUATION	\$2,810,000
IMPROVEMENTS	\$1,880,000
LAND VALUE	\$930,000
RATES	\$4,663.01 HDC
	\$1,455.98 HBRC





# Design & Build

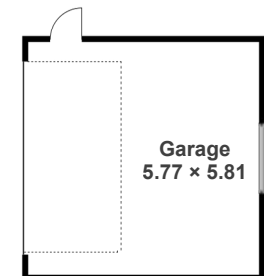
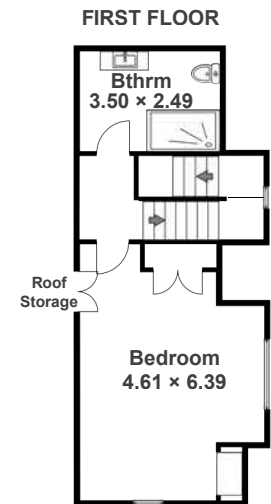
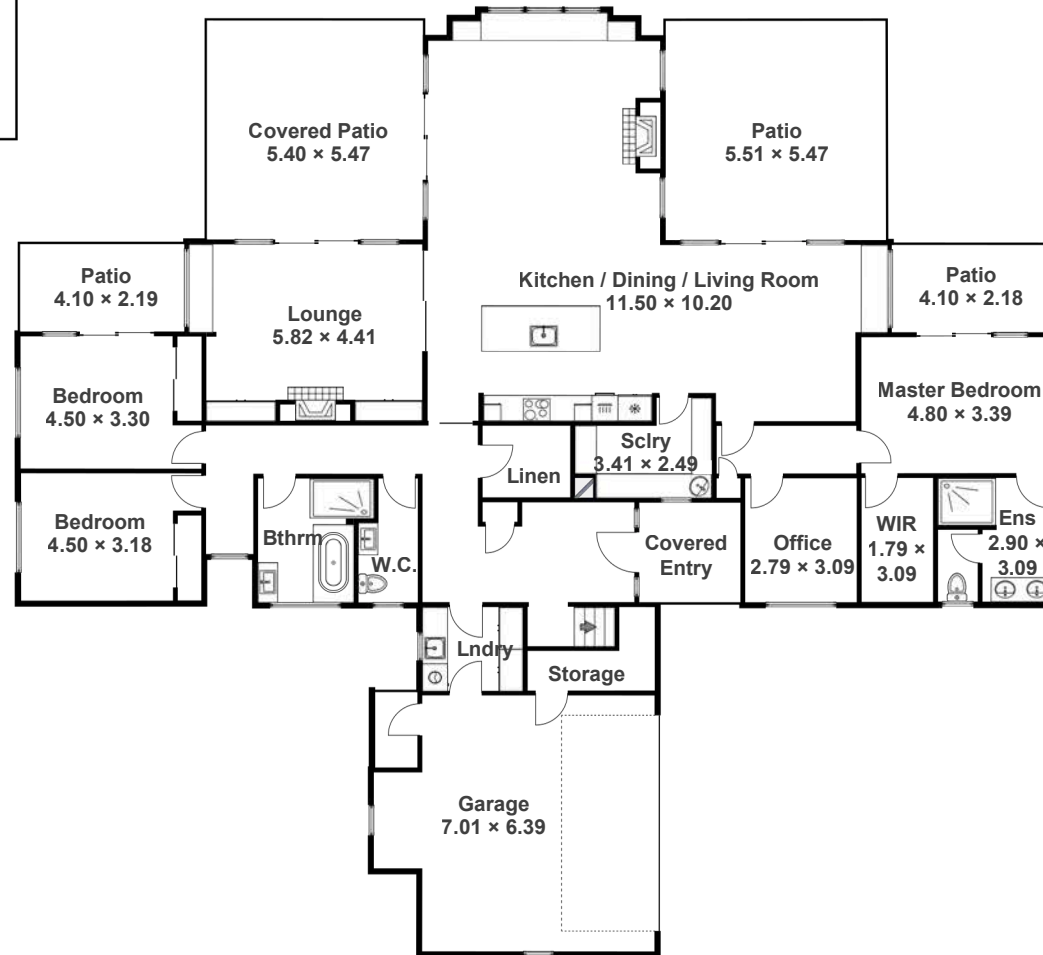
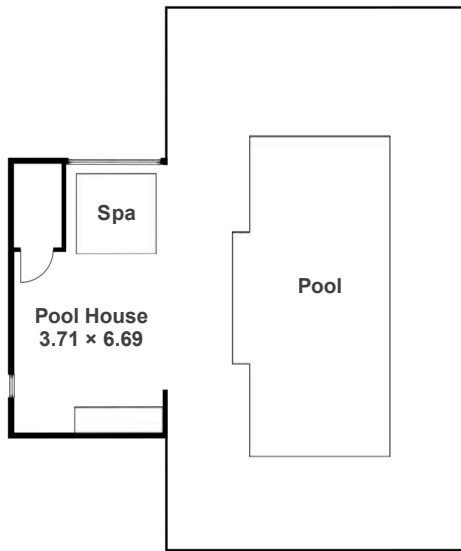
## BUILDING CONSENT

**ABA20190031 Construct new dwelling, shed & pool.  
Building Consent 28/09/2019. CCC 24/03/2021  
Total house floor area 351.8 m2; shed 36 m2.**

- Concept Design Architect: Simon Clarkson. Draughting: Protean Design
- Builder: Matt Harland
- Landscape Architect: Espaso Verde
- Exterior cladding – Hardies Linea Weatherboard & Cedar vertical shiplap weatherboard
- Foundation – concrete pad
- Roof – Coloursteel Endura
- Joinery – double glazed - aluminium, with cedar window feature main lounge
- Gutter – Metalcraft Quadline

## REPORTS AVAILABLE

- Building Consent & CCC
- Title
- Floor Plans



# Mint

FOR VISUAL PURPOSE ONLY Drawings are approximate only and to be used for visual representations ONLY. We measure internal spaces and not the exterior. Measurements should be verified by the buyer. We take no responsibility for omissions and errors. floorplanshb.co.nz



# A Closer Look

## HOUSE

- Fixed floor coverings
- Window treatments
- Light fittings
- Vantage house automation system (controls lighting; underfloor heating; amps – sound system; t.v's)
- Ducted airconditioning (whole house)
- Bosch microwave/convection oven
- Bosch oven
- Bosch Dishwasher
- Falmecc Rangehood
- Fisher & Paykel Fridge/Freezer (plumbed)
- Bosch Induction hob
- Beko dishwasher (scullery)
- Schwan boiling water tap (scullery)
- Samsung T.V's x 4 (2 x living, 2 x bedrooms)
- Definitive sound bar x 2 (living rooms)
- Rinnai gas fire x 2 (living rooms)
- Yamaha surround sound / speakers & sub woofers
- Window seat squabs x 3
- Fan (primary bedroom)
- Underfloor heating (3 x bathrooms & powder room)
- Extractor fans (bathrooms)
- Smoke detectors
- Heated towel rails x 3
- Hot Water Cylinder
- Home security system

## GARAGE / OUTDOORS

- Auto electric garage door & remotes x 2
- Yamaha amps
- Smart 3-phase solar inverter hybrid system with a 14.2kw solar battery
- Solar panels – 28 panels
- Pool accessories
- Zodiac pool pump
- Zodiac Heat pump (Pool)
- Pool room speakers
- Samsung 65" TV
- Puretec Hybrid G series water filtration system
- Electric gates (front entrance) & intercom system
- Security Cameras x 3
- Electric hot water cylinder
- Electric heater (terrace)
- Outdoor speakers (terraces x 4)
- Automated outdoor lighting
- Water features
- Clothes rack (pool house)
- Outdoor fire (freestanding)
- Large pot plant (front door)
- Rainbird irrigation system & pop-ups
- Clothesline
- Daikin Inverters x 3
- Vege & compost boxes
- Auto electric garage door & remotes x 2 (shed)
- Shelving



# A Closer Look

## **WATER**

Town supply  
25,000L rainwater tank  
Puretec Hybrid G series water filter system  
Rainbird irrigation system

## **HOT WATER**

250L electric hot water cylinder

## **POWER**

3 phase electric  
Solar - 28 panels + a 14.2kw battery

## **SEPTIC**

Biolyfix septic system

## **INTERNET**

Fibre

## **HEATING**

Rinnai gas fires x 2  
Ducted air conditioning throughout the house, individual room controls (3 x Daikin inverters)  
Underfloor heating – 3 x bathrooms & powder room

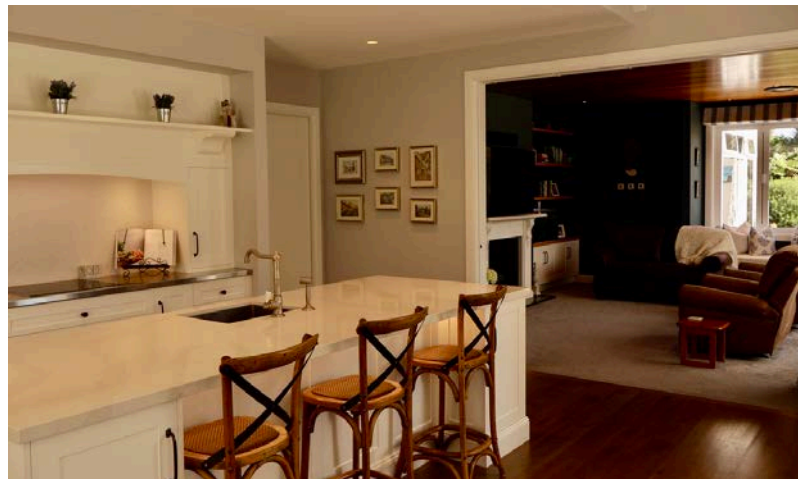
## **POOL**

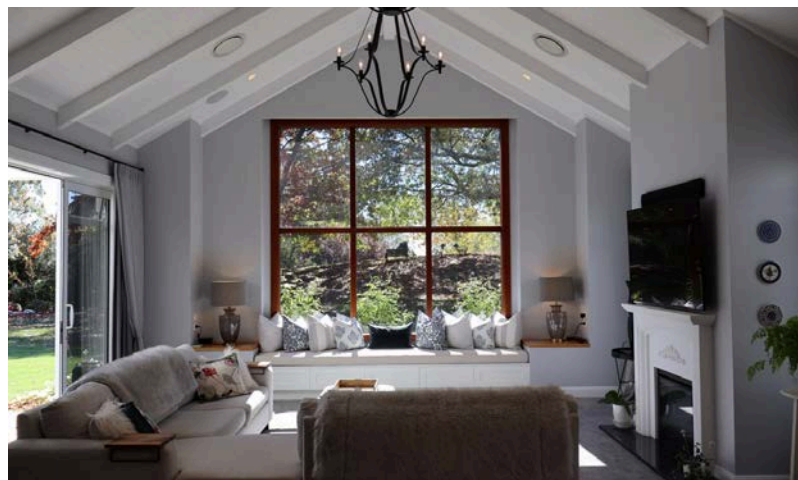
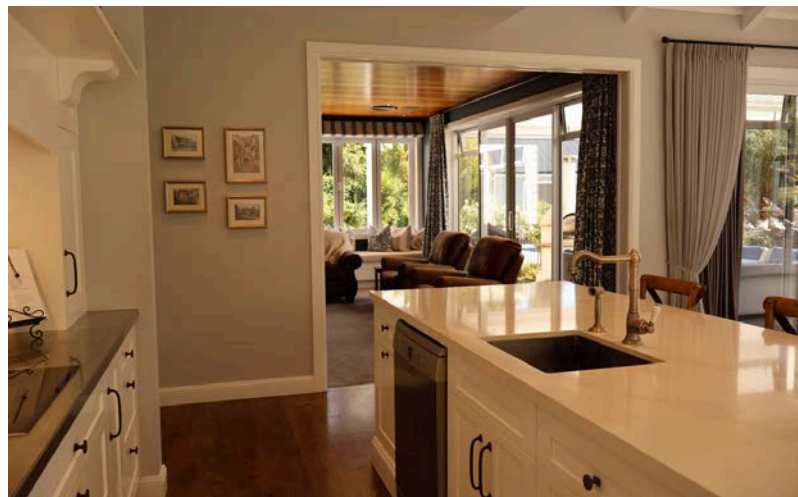
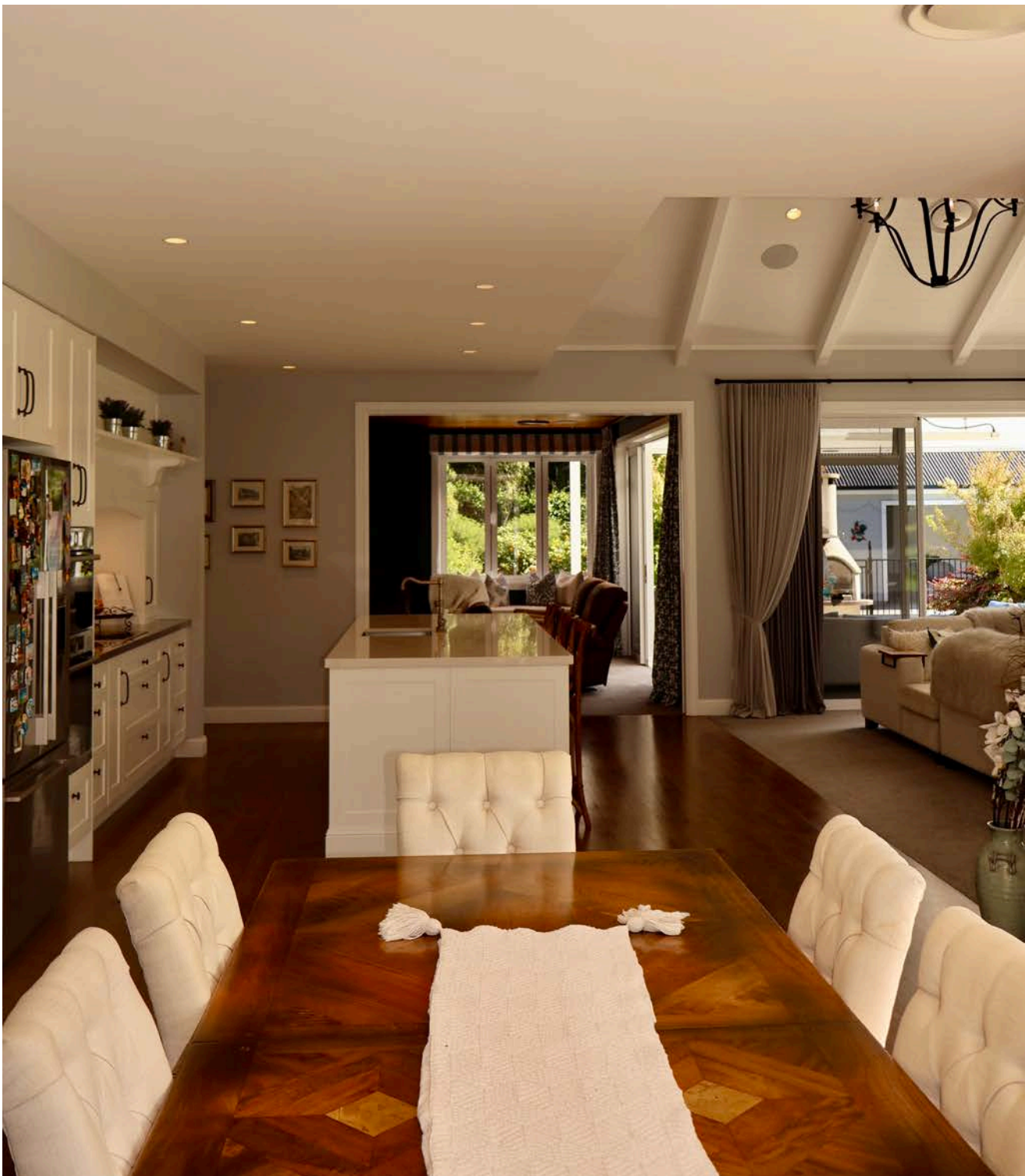
Narellan Symphony 8 Fibreglass - 8m x 3.9m x Depth 1.2 – 1.73m  
Heated (heatpump Zodiac)  
Zodiac robotic pool cleaner  
Zodiac Pool filtration system

## **SCHOOL ZONES**

Lucknow School - yrs 1 - 6  
Havelock North Intermediate - yrs 7/8  
Havelock North High School - yrs 9 - 13  
Hereworth - yrs 1 - 8  
Woodford House - yrs 7 - 13  
Iona College - yrs 7 - 13  
Lindisfarne College - yrs 7 - 13



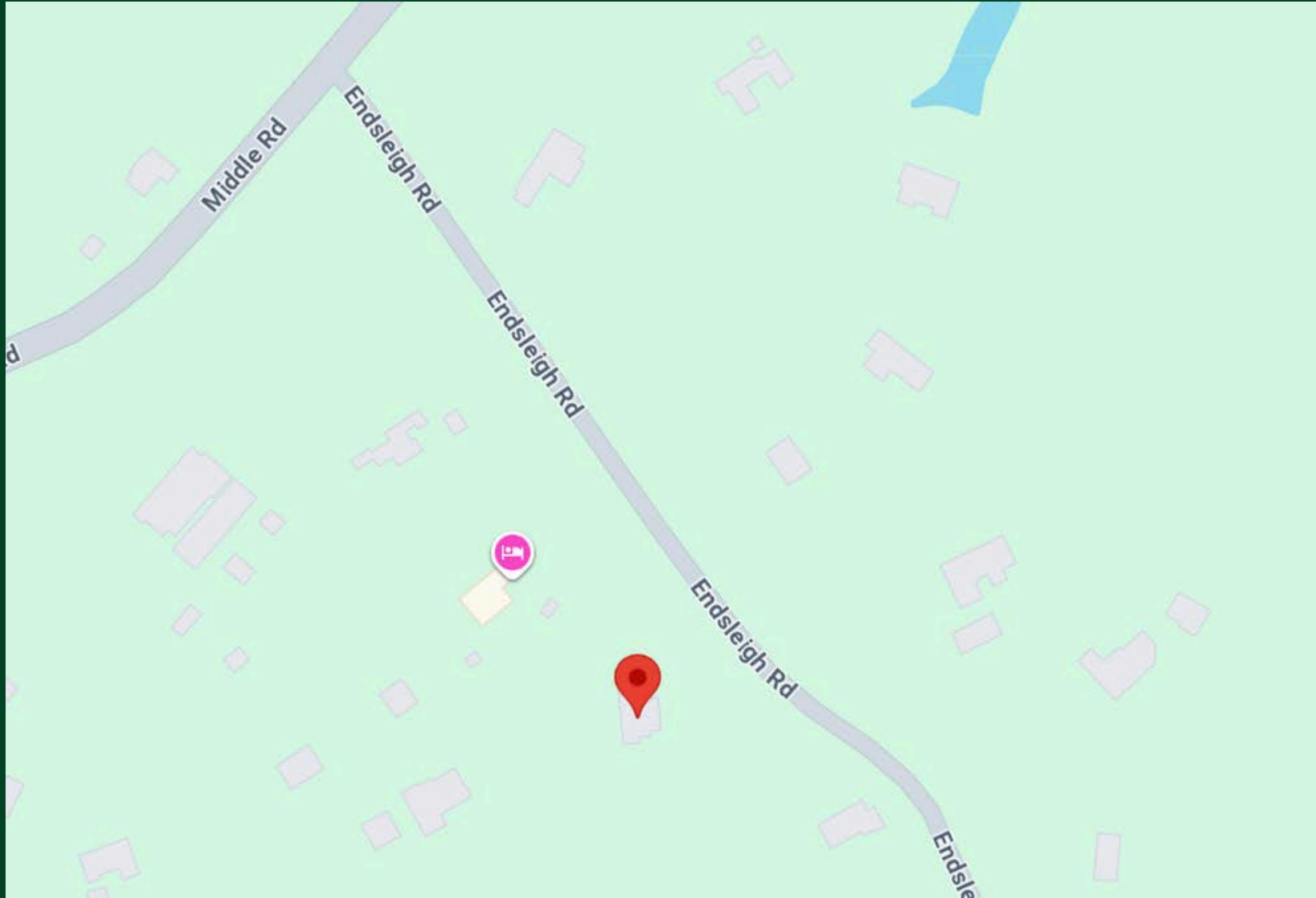








# 32 ENDSLEIGH ROAD, HAVELOCK NORTH - LOCATION



# Meet Nic Goodman

**FOUNDER AND PREMIUM PROPERTY SPECIALIST**  
**MINT – HAWKE’S BAY’S ONLY AGENCY DEDICATED TO PREMIUM PROPERTIES**

For over a decade, I have had the privilege of guiding clients through the property market in Hawke’s Bay. From my experience, I have consistently noticed how a tailored and client-focused approach yielded exceptional results for those with high-end properties.

This insight inspired the creation of Mint – Hawke’s Bay’s only agency dedicated to premium properties. My vision is to offer unparalleled expertise, discretion, and service that matches the calibre of the properties I represent.

For me, it is more than just business. My clients are at the heart of everything I do. From personalised marketing strategies that capture the essence of a property to seamless, stress-free transactions, I ensure that every step of the property journey feels effortless.

My commitment to integrity, dedication, and a pursuit of excellence is reflected in the level of service I provide. I strive to not only meet but exceed the expectations of my clients. Last year, I achieved an average sale price of \$3,000,000 – 95% higher than any other agent in Hawke’s Bay, and I maintain a flawless 5-star rating on RateMyAgent.

Hawke’s Bay is a region of unrivalled beauty, and I am passionate about showcasing its finest properties.

Let’s shape the future of your property together.

I look forward to working with you.

*Nic Goodman*

021 980 545 | [nic@mintrealty.co.nz](mailto:nic@mintrealty.co.nz) | [mintrealty.co.nz](http://mintrealty.co.nz)



