

PROPERTY BROCHURE



4 HIGH OAKS WAY, AVENUES

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

4 HIGH OAKS WAY, AVENUES

CITY VIEWS, EASY LIVING...



2,140
SQM



132
SQM



4



2



1

DEADLINE SALE
1PM 27 MAY 2026 (PRIOR OFFERS CONSIDERED)

Set within a gated estate in The Avenues, this modern single-level home combines city views, everyday ease and an added sense of security in a location first-home buyers will love.

Elevated to capture an outlook across the city, the home delivers the kind of space, sun and practicality buyers at this price-point are often told they cannot have. Our sellers have made their plans clear and are ready to see a result, creating a smart opportunity for buyers looking to secure a modern home in a sought-after central location.

The layout is welcoming and well considered, with four bedrooms and two bathrooms, including an ensuite, giving young families, couples or flatmates genuine flexibility from day one. The open-plan living area is light-filled and generous, connecting easily to a sunny deck where the city outlook becomes part of everyday life.



The kitchen is modern and well-positioned, keeping you connected with the dining and lounge areas, while the single-level design makes day-to-day living simple. There is room to entertain, space to grow and enough flexibility for the home to adapt as life changes.

Outside, the section offers privacy and green space without demanding every weekend, while the location keeps you within easy walking distance to town, schools, parks and everyday conveniences.

Modern, sunny and surprisingly spacious, this is a smart entry into The Avenues and a proper first step without feeling like a compromise.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 8 Deposited Plan 210099, Certificate of Title NA13B/234
CV	\$710,000
RATES	\$3,741.39
DATE BUILT	2010
ZONING	Low density residential zone
LAND AREA	2,140sqm (more or less)
FLOOR AREA	132sqm (more or less)
BEDROOMS	Four including master with ensuite and walk in robe
BATHROOMS	Two
SEPRATE TOILETS	One
LIVING AREAS	Large open plan
KITCHEN	Modern galley style
KITCHEN APPLIANCES	Wall oven, dishwasher, rangehood & ceramic hob
LAUNDRY	Separate laundry with supertub
HEATING	Floor mounted heat pump
PARKING	Five off street car spaces
INSULATION	Underfloor, walls and ceilings
WATER HEATING	Electric cylinder - located in hallway cupboard
ROOF	Coloursteel
JOINERY	Single glazed aluminium
CLADDING	PVC Palisade cladding
FLOOR	Carpet and vinyl
WATER SOURCE	Mains
WASTE	Mains
INTERNET	Fibre

ADDITIONAL DETAILS

- Views over the Whangarei CBD
- Low maintenance easy clean Palisade cladding
- Stream at bottom of property
- Gated High Oaks Way Estate
 - Fees are \$50 per month
 - 6 Properties within Estate (1 section)
 - Cats and dogs are allowed

CHATTELS

- Window treatments
- Clothesline
- Dishwasher
- Electric oven
- Electric hob
- Extractor fans x2
- Fixed floor coverings
- Electric hopt water cylinder
- Smoke detectors
- Light fittings
- Rangehood
- Heated towel rail x2
- Heat pump + 1 remote

DISCLOSURES

See provided disclosure document



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













“
Elevated to capture an outlook across the city, this home delivers space, sun and practicality
”





BOUNDARY MAP



SUPPLIED FROM THE WDC GIS MAPS



SUE MAICH & DAMIEN DAVIS

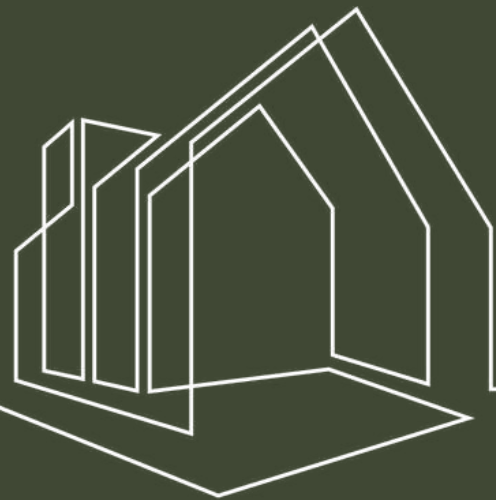
Strongly focused on being at the top of their game, Sue and Damien have been driven to elevate their success and launch OWN Real Estate - a venture embodying their vision for a more personalised, client-focused approach. By stepping away from the constraints of a large corporate brand, Sue and Damien 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



SUE MAICH
021793822 | sue@ownrealestate.co.nz

DAMIEN DAVIS
021387345 | damien@ownrealestate.co.nz

