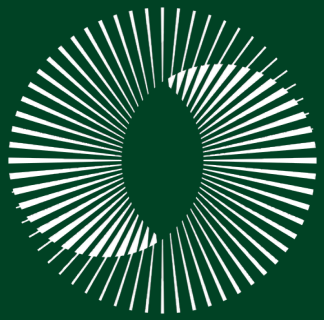


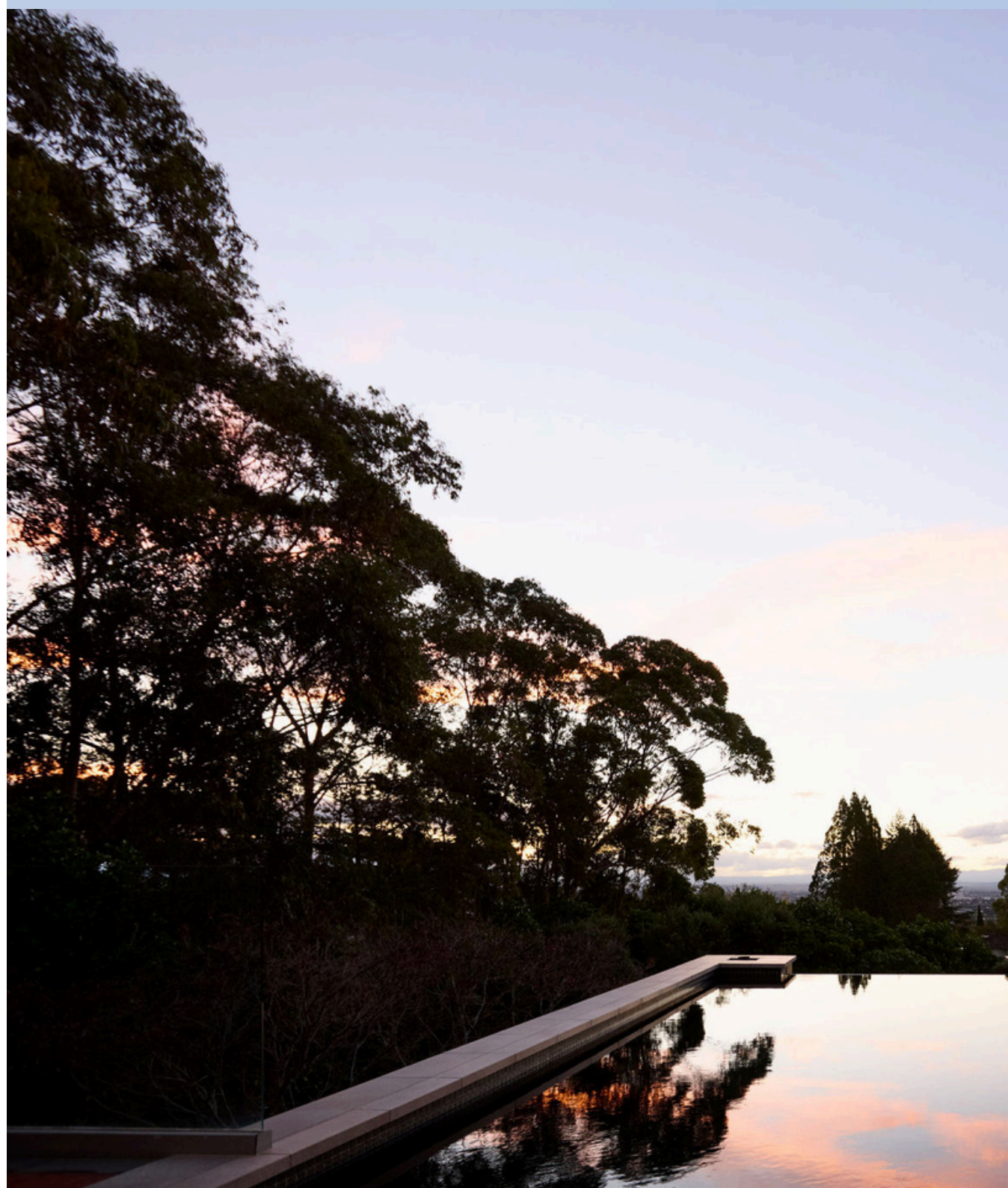
# Mint



110 DURHAM DRIVE, HAVELOCK NORTH

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110 DURHAM DRIVE, HAVELOCK NORTH

## THE GALLERY

A bold architectural landmark - with the rare advantage of a second title.

The Gallery at 110 Durham Drive is a home that makes an immediate impression - bold, contemporary architecture with real scale, designed to be lived in, hosted in, and enjoyed. Designed by Steve McGavock, it's a striking statement in concrete, privately positioned and elevated, with the kind of presence you simply don't see often in Hawke's Bay.



4 + 1



2 + 1



3



2



507 m2



6260 m2 + 4342 m2  
(more or less).  
Total 1.0602 ha

# Legal & Council

## LEGAL DESCRIPTION

LOCATION 110 Durham Drive, Havelock North

LEGAL DESCRIPTION Lot 1 & 2 DP 418954

CERTIFICATE OF TITLE 472589 & 472590

ESTATE Freehold

LAND AREA 4342 m<sup>2</sup> & 6260 m<sup>2</sup>

Total 1.0602 ha (more or less)

## COUNCIL & RATES

TERRITORIAL AUTHORITY Hastings District Council

ZONE Residential

RATING VALUATION \$4,520,000

IMPROVEMENTS \$2,750,000

LAND VALUE \$1,770,000

RATES \$8,070.88 HDC

\$2,653.61 HBRC



# Design & Build

## BUILDING CONSENT

**ABA20031418 Construct new dwelling & pool.**  
**Building Consent 20/10/2003. CCC 05/06/2008**

- Architect - Steve McGavock
- Builder - Atkin Construction
- Exterior - Concrete block with plaster finish & in situ concrete walls
- Foundation - Concrete slab foundation with concrete piles
- Terraces and first floor slab - Tray-dec composite slab of steel/concrete
- Roof - Trimdeck Zinalume roofing with steel edging to fascias. Other areas, including cabana/terrace/roofing areas to the sides of the main roof - Butynol over 18mm ply
- Joinery - Stainless steel window/door joinery
- Insulation - batts - ceilings/walls

## POOL

- Concrete pool - tiled
- Pool dimensions approx. - 10m x 4m
- Maintenance - Bermuda Pools

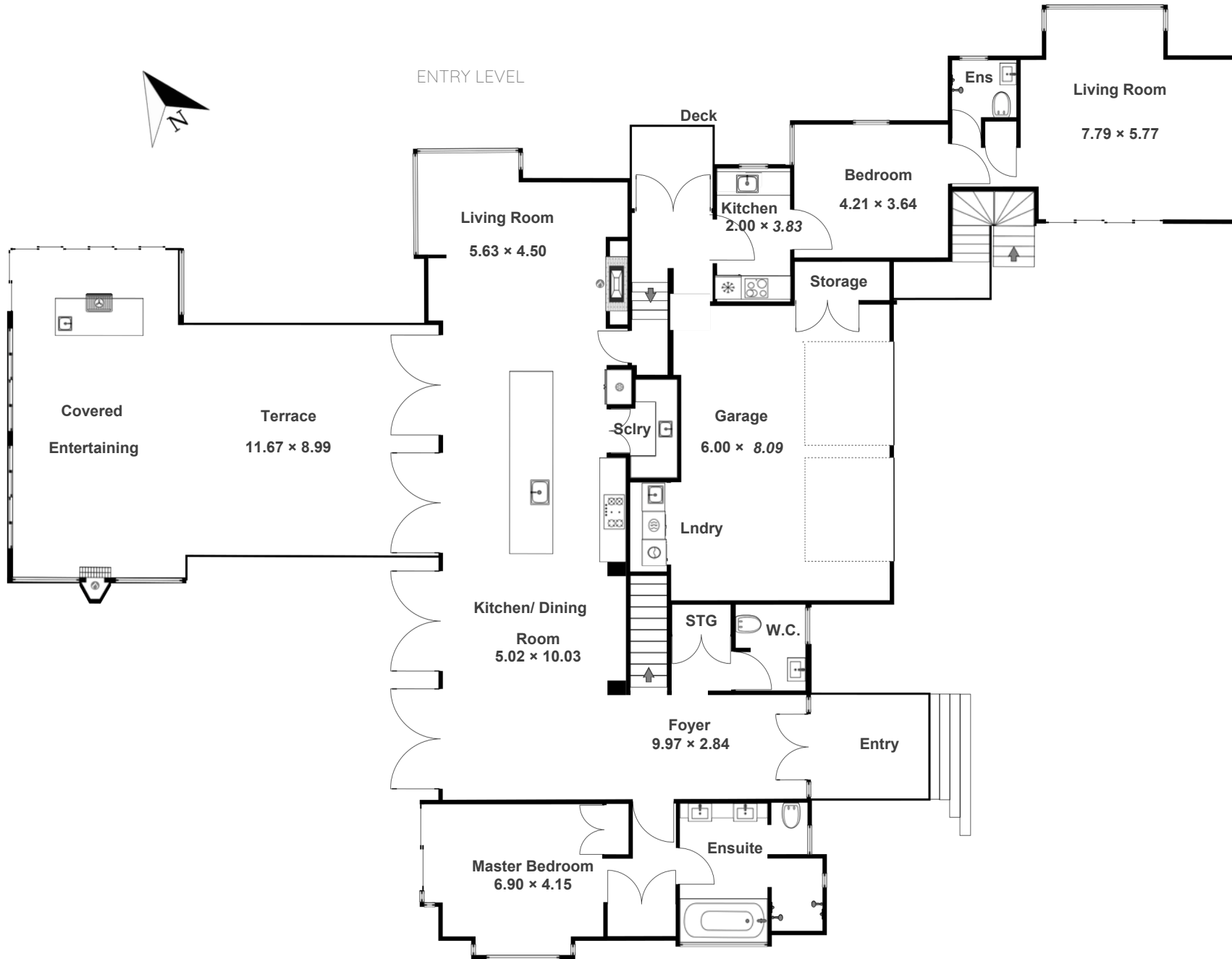
## REPORTS AVAILABLE

- Titles
- Floor Plans
- LIM
- Building report

## SCHOOL ZONES

- Te Mata 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





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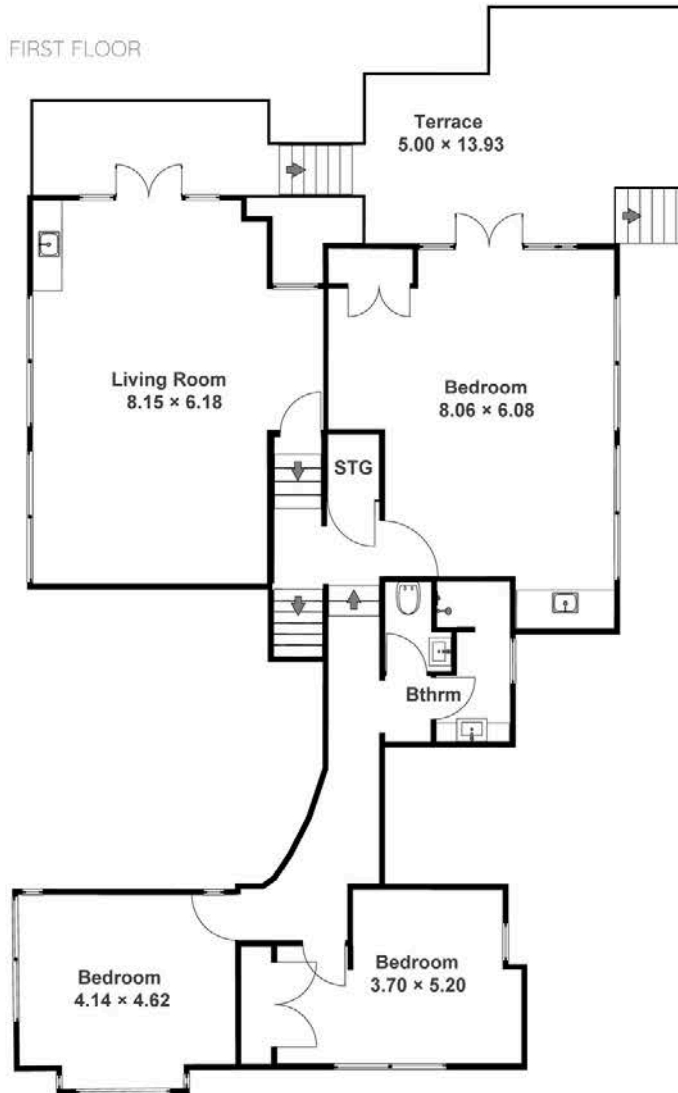
110 Durham Drive | HAVELOCK NORTH

0 1 2 3 4 5m  
1:144

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



FIRST FLOOR



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110 Durham Drive | HAVELOCK NORTH



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# A Closer Look

## **WATER**

Town supply  
Eco-pure water filtration system

## **IRRIGATION**

2 x tanks in gully adjacent to drive approx 60,000L storage  
Gardena retractable hoses and ring main

## **HOT WATER**

Hot water cylinder - 1 x HJ Cooper Electric 250L mains pressure (with solar capacity)

## **POWER**

Electric  
Solar – approx. 60 panels with 20Kw output  
Control 4 home automation system – controls electric gate & wifi (Eastek)  
Lighting system is C-Bus with wiser 2 Scheider control system. It is wifi controllable with remote lighting control – app based with standard lighting upstairs and in most bedrooms.

## **SEPTIC**

Gould Treatment plant – serviced and replaced parts Nov 2025

## **INTERNET**

Starlink

## **HEATING - HOUSE**

Radiator heaters  
Underfloor heating in ground floor living areas, run off the diesel boiler  
Gas fire  
Diesel boiler

## **HEATING - APARTMENT**

Daikin heatpump  
Radiator

# A Closer Look

## HOUSE

- Fixed floor coverings
- Window treatments
- Light fittings
- C-Bus lighting system
- Fisher & Paykel 90cm oven
- Miele dishwasher x 2 (integrated)
- Fisher & Paykel Rangehood
- Electrolux Fridge/Freezer (plumbed)
- Insinkerator
- Gas fire
- Mitsubishi G inverter heat pump (office)
- T.V (living room)
- Bathroom heaters x 1 Gasmate, 1 x Scope
- Surround sound/speakers
- Window seat squab
- Inbuilt furniture master bedroom
- Smoke detectors
- Heated towel rails x 2

## APARTMENT

- Radiator
- Fisher & Paykel Induction hob
- Fisher & Paykel steam/convection oven
- Fisher & Paykel rangehood
- Fisher & Paykel Fridge Freezer
- Haier dishwasher
- Fisher & Paykel washer/dryer
- Scope heater (bathroom)
- Heated towel rail

## CABANA / GARAGE / OUTDOORS

- Weber gas bbq (as is)
- Outdoor fire guard
- Shade sail
- Cabana speakers
- Auto electric garage door & remotes x 2
- Samsung washing machine & dryer
- Shelving & cabinetry
- Goodwe solar inverter
- Control 4 home automation system
- Solar panels
- Planter pots x 6 (parking area)
- Electric gates (front entrance) & intercom system
- Electric heater (terrace)
- Electric hot water cylinder
- Wood stack
- Pool pump & accessories
- Diesel boiler
- Water filtration system
- Spa pump
- 2 x large pot plant (front door)
- Gardena retractable hoses
- Daikin Inverter
- Garden shed - on Lot 1















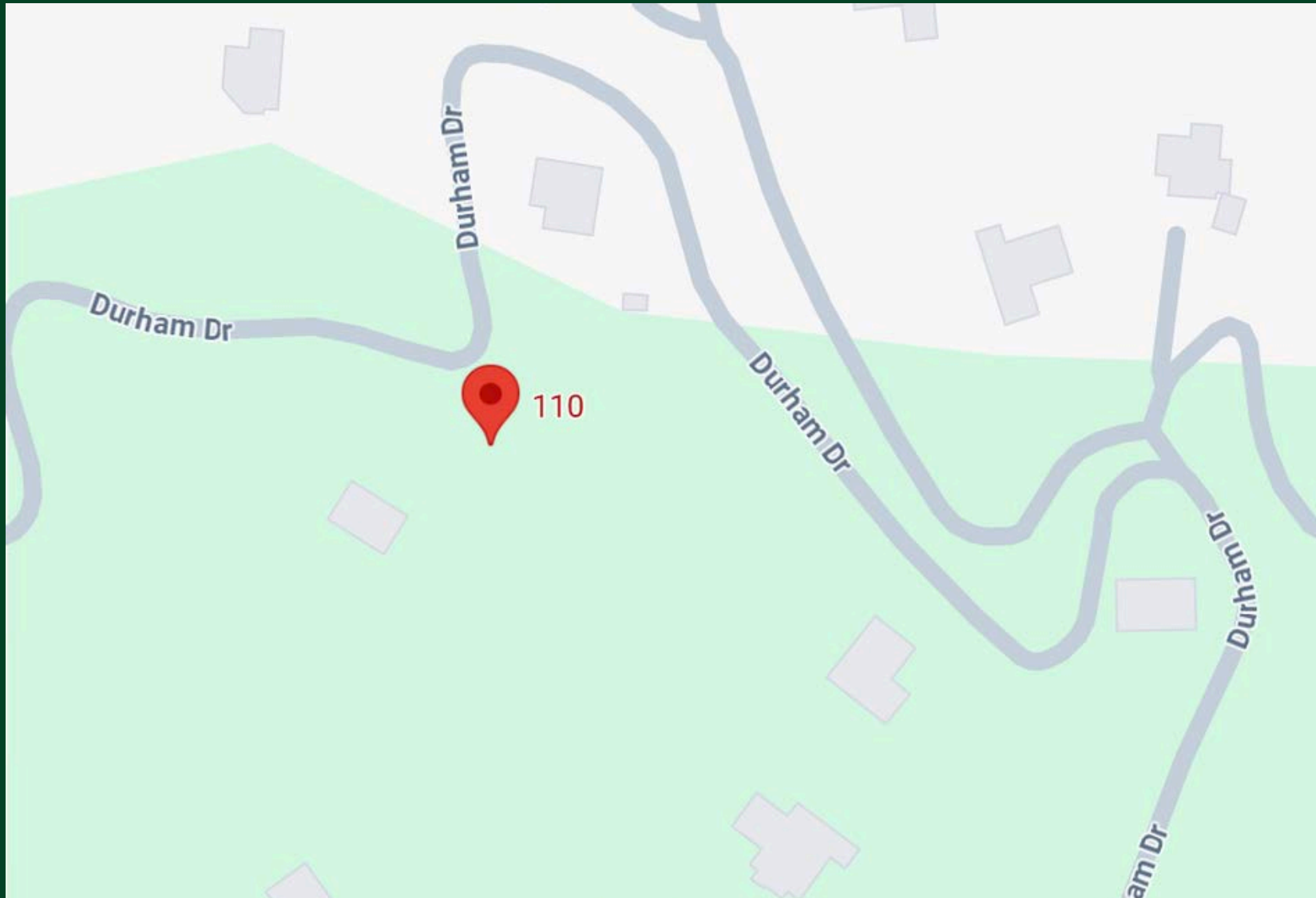








# 110 DURHAM DRIVE, HAVELOCK NORTH - LOCATION



# 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*

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