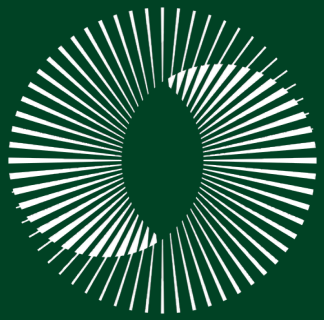


# Mint



The Pavilion

151 DURHAM DRIVE, HAVELOCK NORTH

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151 DURHAM DRIVE, HAVELOCK NORTH

Positioned on the northern rise of Durham Drive, this private residence captures sweeping views across Hawke's Bay. Originally a 1960s single-level home, it was reimagined by architect Don Pitt in 2004.



5



3



4



2



414 m<sup>2</sup>



9,158m<sup>2</sup>

# Legal & Council

## LEGAL DESCRIPTION

LOCATION	151 Durham Drive
LEGAL DESCRIPTION	Lot 4 DP 386736
CERTIFICATE OF TITLE	347196
ESTATE	Freehold
LAND AREA	9,158 m2 (more or less)

## COUNCIL & RATES

TERRITORIAL AUTHORITY	Hastings District Council
ZONE	Rural Residential
RATING VALUATION	\$3,320,000 (01/08/2025)
RATES	\$5,571.20 HDC \$1,887.33 HBRC



# Design & Build

## BUILDING CONSENTS

### **ABA20221118 Swimming Pool and Retaining Walls 18/11/2022. CCC 14/05/2024**

- Marg Architects. 12.126m x 3.642m. 1440 – 2040 deep.
- Tiled, inground concrete pool. Naked Fresh Pool System. Oasis Heat Pump.

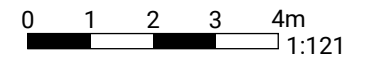
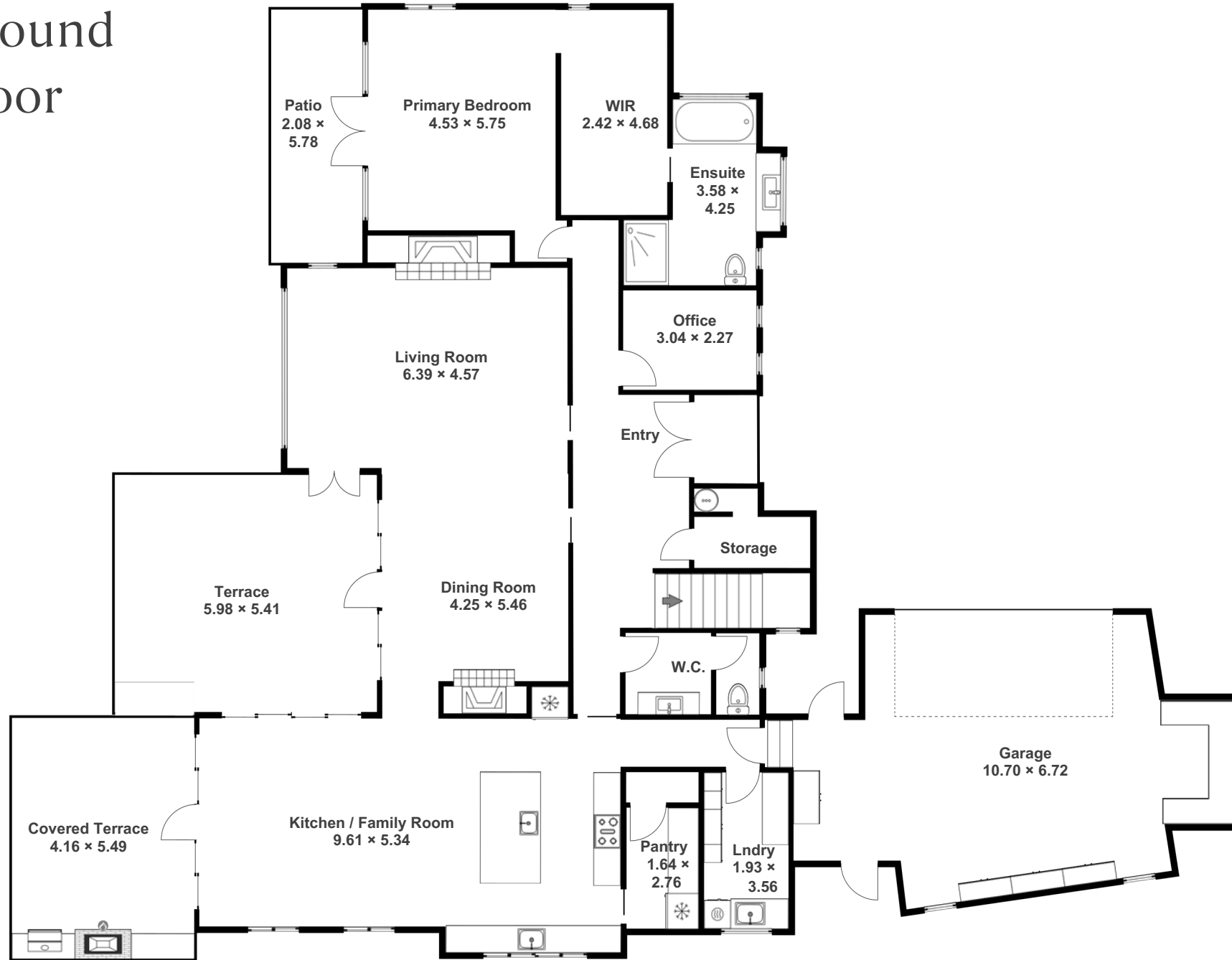
### **BP24323 Erect Garage. Building Consent 19/11/1970**

### **BP93813 Erect Dwelling & Garage. Building Consent 05/02/1965. 220.9m2**

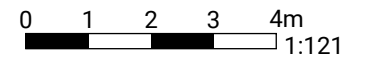
### **ABA20032178 Addition to Dwelling. Building Consent 03/12/2003. CCC 01/11/2006**

- Don Pitt Design. Mossman Builders. 170m2 addition – 50m2 ground floor, 120m2 1<sup>st</sup> floor.
- Roof – predominantly Coloursteel, with three flat roof areas. Flat roof areas remediated in 2021 - new H3.2 CCA treated 18mm plywood installed, and DuroTUF TPO membranes were laid over plywood substrates and extended up behind the cladding at the perimeter of the flat roofs. TPO and specialist waterproofing saddles were installed at the junctions between the parapets and the main dwelling walls.
- Joinery – aluminium, with cedar bifold doors and glass louvres
- Spouting & Rain heads – Copper
- Exterior cladding – 10mm plaster with cavity over Hardibacker, apart from a small area of the ground floor garage, which is direct fixed.

# Ground Floor



# First Floor



# A Closer Look

## APPLIANCES, FIXTURES & TECHNOLOGY

- Fixed floor coverings
- Window treatments
- Light fittings
- Fisher & Paykel double dishwasher
- Samsung Fridge/Freezer
- Ilve oven with gas hobs
- Rangehood
- Fisher & paykel Fridge/Freezer (plumbed)
- Extractor fans x 3 (bathrooms)
- Wall mounted heaters (bathrooms)
- Heated towel rails x 4 (bathrooms)
- Smoke detectors
- Sonos entertainment system
- In-ceiling speakers (open plan living and poolside terrace)
- TV & remote (Primary bedroom - no vendor warranty)
- Samsung Living Smart T.V & Infrared setup (main living)
- T.V & remote (kids lounge - no vendor warranty)
- Yamaha surround sound (kids lounge)
- Ducted heat pump/airconditioning system (1<sup>st</sup> floor)
- Heatpumps x 3 (ground floor)
- Underfloor heating (3 bathrooms)
- Sky & Freeview dish
- Starlink modem & satellite dish
- Robinhood ironing centre
- Smoke Detectors

## APPLIANCES, FIXTURES & TECHNOLOGY OUTDOORS

### GARAGE

- Automatic double electric garage door (insulated) & remotes x2
- 32 phase electric car plug
- Inbuilt cabinets & shelves
- Keypad entry to external garage door
- Alarm

### TERRACE, POOL & PUMP SHED

- Oasis Heatpump & remote
- Pool accessories
- Naked Freshwater pool system
- Spa Electrics pool lights system & lights
- 90L Rheem hot water cylinder
- Dolphin pool vacuum
- Outdoor shower (hot/cold)
- Hot Springs Spa
- Escea gas fire
- Fisher & Paykel drawer fridge
- Artusi built in gas bbq

### OUTDOORS

- Large pot plant (front door)
- Garden shed
- Hunter Pro-HV wifi-enabled irrigation system & pop-ups
- 2 x stock water troughs (paddock)
- Clothesline

# A Closer Look

## WATER

Town supply

## SEPTIC

Oasis Series 2000 concrete wastewater treatment system with 228m<sup>2</sup> discharge field

## IRRIGATION

Lawns – pop up sprinklers. Hunter Pro-HC Wi-Fi enabled irrigation controller

In-ground hosing throughout gardens

2 x stock water troughs (paddock)

## HEATING

Ground Floor

Jetmaster Fire – living room

Heat pumps x 3 (living, open plan kitchen/family room & primary suite)

1<sup>st</sup> Floor

Ducted Heat pump/Airconditioning

## 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

## REPORTS AVAILABLE

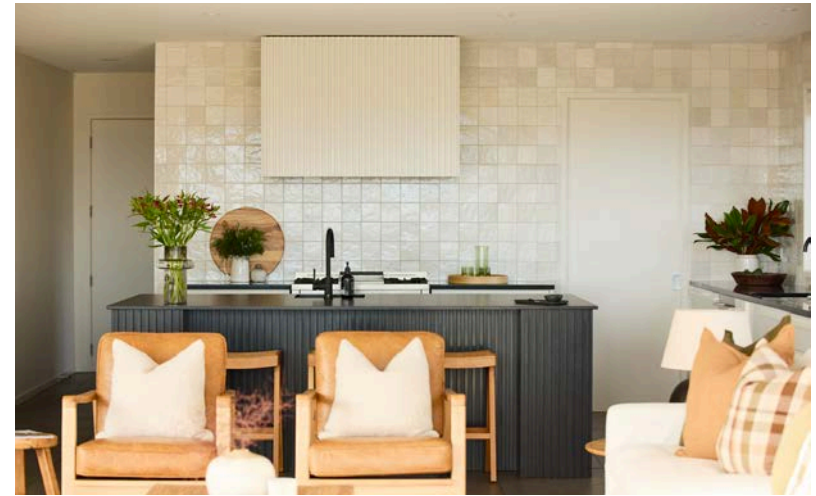
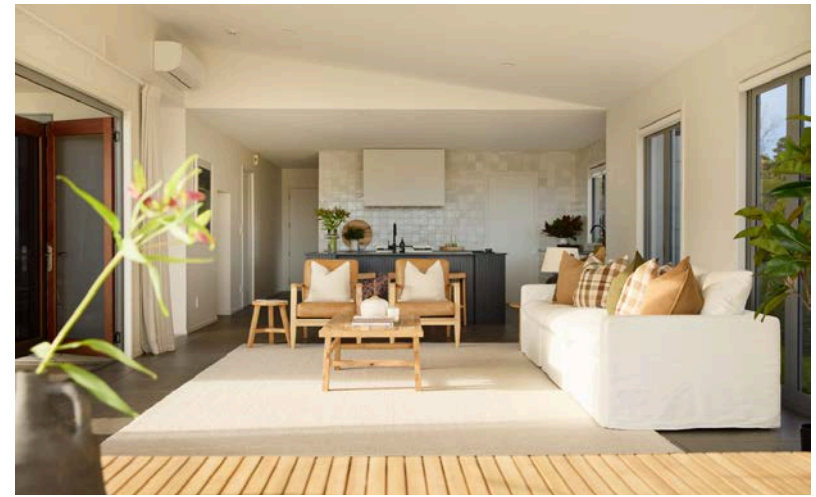
· LIM

· Title

· Floor Plans

· Building Report

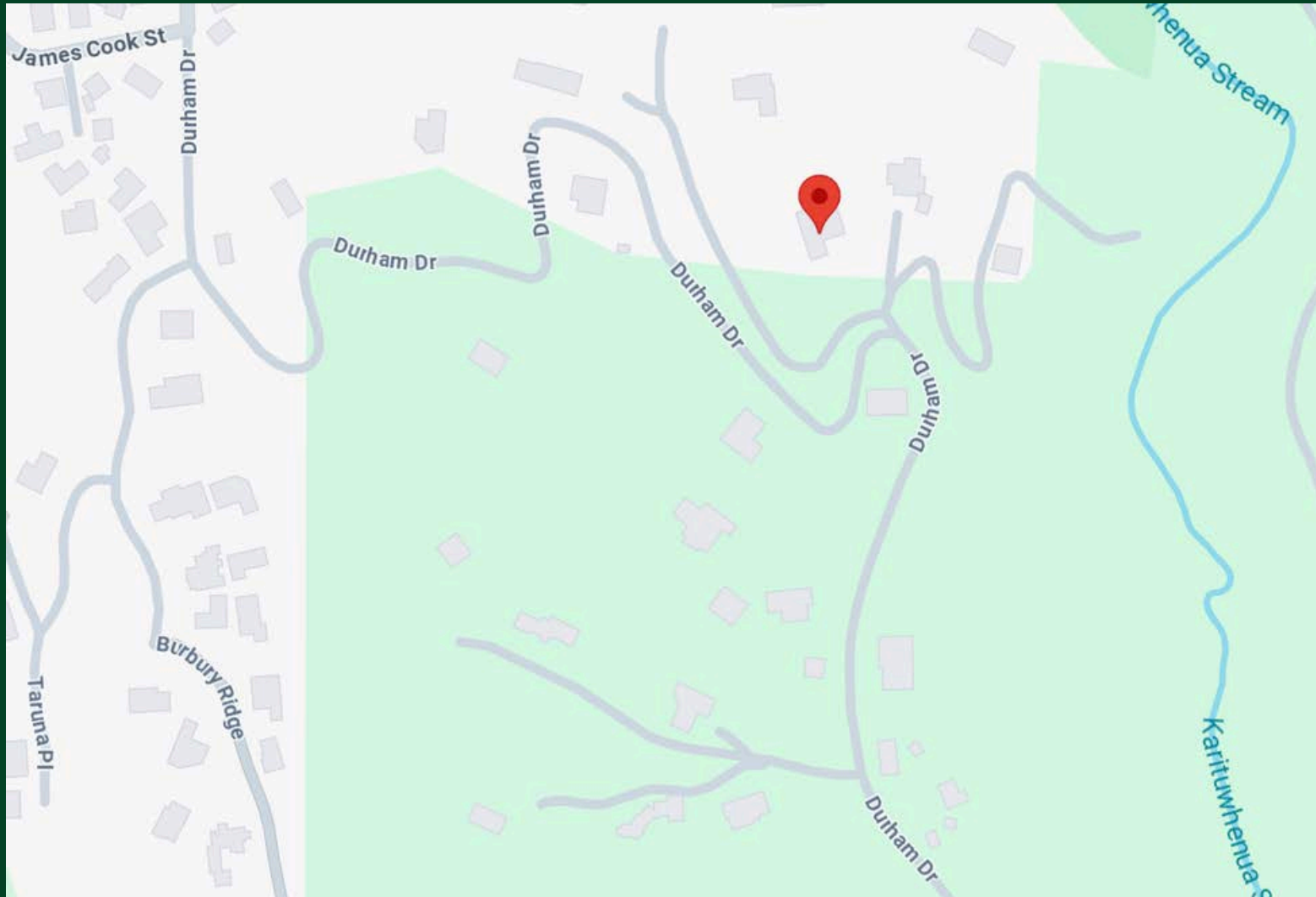








# 151 DURHAM DRIVE - LOCATION



# 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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