

# PROPERTY BROCHURE

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117A PORT ROAD, WHANGAREI

SUE & DAMIEN  
PROPERTY TEAM

OWN  
REAL ESTATE

117A PORT ROAD, WHANGAREI

# A WATERFRONT ICON...



663  
SQM



333  
SQM



6



6



2



1



2

FOR SALE BY NEGOTIATION

A truly exceptional address on the water, this landmark Whangārei residence delivers lifestyle, flexibility and architectural distinction in one of the city's most coveted locations.

Set on a 663 sqm waterfront section with uninterrupted water views across the Hātea River toward the iconic Te Matau ā Pohe Bridge, every moment here is defined by outlook and connection to place.

Designed and built in 2022 to exacting standards, the upper living level offers three generous bedrooms and two beautifully appointed bathrooms, including a master suite with private ensuite. The spectacular, light-filled kitchen and living spaces flow effortlessly onto expansive decking and a covered patio with a retractable roof, framing stunning views of the upper reaches of Whangarei Harbour.

This home's flexibility is exceptional. The lower level features a large, lowered-floor garage capable of housing boats, caravans or toys with ease, plus three additional bedrooms each with ensuites, a sizeable living room and a kitchenette - perfectly configured for extended family, high-end short-term accommodation or function and conference use.



From this rare waterfront position you can step straight onto the Hātea Loop Shared Path - Huarahi o te Whai, a fully accessible 4.2 km waterside circuit around the Town Basin that connects parks, bridges, art installations and marina views - a daily recreation asset for walkers, runners and cyclists alike.

With abundant parking, architectural finesse, expansive indoor-outdoor flow and built-in adaptability for mixed use, this residence stands apart in quality, location and lifestyle opportunity - a true benchmark in Whangārei's waterfront market.

# KEY PROPERTY DETAILS

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<b>LEGAL DESCRIPTION</b>	Lot 1, Deposited Plan 581084, Certificate of Title 1083198
<b>CV</b>	\$1,175,000 (2025/2026)
<b>RATES</b>	\$3,749.81
<b>DATE BUILT</b>	Completed in 2022
<b>BUILT BY</b>	Ezra Bell. Interior finished by Bruce Cowes.
<b>ZONING</b>	Waterfront Mixed-Use
<b>LAND AREA</b>	663sqm (more or less)
<b>FLOOR AREA</b>	333sqm
<b>LIVING AREAS</b>	Two – main living upstairs, family room downstairs
<b>BEDROOMS</b>	Six in total - three upstairs, three downstairs
<b>BATHROOMS</b>	Six in total - downstairs bedrooms all have ensuites, one bathroom downstairs is wheelchair friendly
<b>MAIN KITCHEN</b>	<ul style="list-style-type: none"><li>• Leathered granite benchtop with coffee bar</li><li>• Oak &amp; melamine cabinetry</li></ul>
<b>APPLIANCES</b>	<ul style="list-style-type: none"><li>• Silverline hob with downdraft</li><li>• Miele dishwasher</li><li>• Samsung refrigerator</li><li>• Samsung oven</li></ul>
<b>LAUNDRY</b>	Separate
<b>HEATING</b>	<ul style="list-style-type: none"><li>• Heat pump in main living area</li><li>• Electric flame fire in lounge</li><li>• Heat pump in master bedroom and all 3 downstairs bedrooms</li><li>• Heat pump &amp; electric heater in family room</li></ul>
<b>WATER HEATING</b>	Heat pump system
<b>ROOF</b>	Coloursteel
<b>JOINERY</b>	Double glazed aluminium with hush glass
<b>CLADDING</b>	Coloursteel, Shiplap – Core 10 bronze & dark
<b>FLOOR</b>	Concrete foundation, timber on top level
<b>WATER SOURCE</b>	Mains
<b>WASTE</b>	Mains
<b>INTERNET</b>	Fibre

# UPSTAIRS

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## KITCHEN CABINETS

Overhead cabinets & above fridge are electric close

## SOLAR PANELS

x9 panels for overall power and surplus sold back to the grid (an average of \$140 per month for power bill)

## VENTILATION UNIT

Fresh air system

## CEILINGS

Timber flooring (for insulation and noise)

## INTERNAL WALLS

Triboard, Boatwood timber tiles on feature walls

## LIFT

Provision for a lift. Shaft is in place. No lift installed.

## FLOOR COVERINGS

Natural wood engineered planking

## ALFRESCO DECK

Retractable electric awning, Butynol overlay

## MAIN DECK

Ceramic tiles with glass and timber balustrade

## VENTILATION UNIT

Standalone fresh air units in each bedroom

## FLOOR COVERINGS

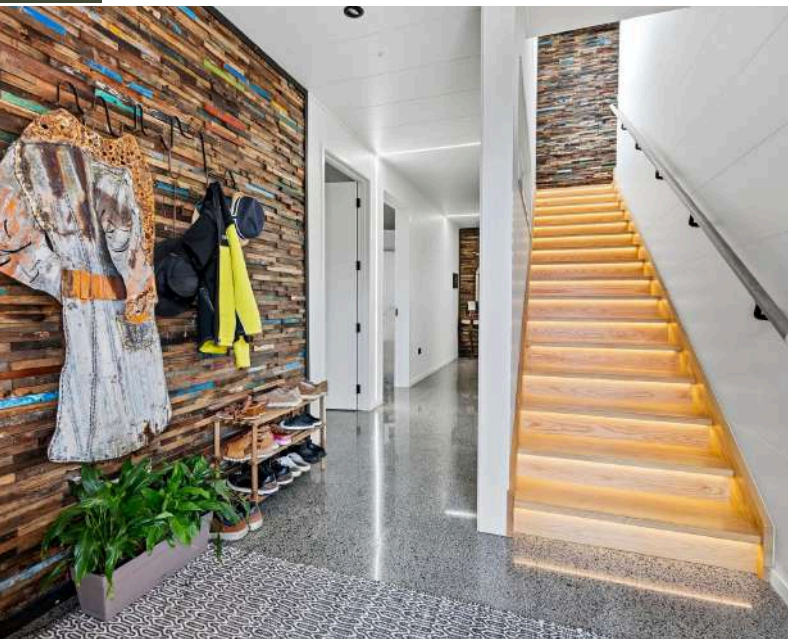
Polished concrete

## INSULATION

Walls, ceiling and noise insulation

# DOWNSTAIRS

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## FAMILY ROOM

- Heat pump
- Air exchange system
- Electric heater
- Bar area
- Electric keypad internal door lock
- Ideal for commercial use as a conference room

## ACCESS TO LOOP WALK

WDC approved direct ramp access to the Hatea Loop shared path

## SHOWERS

All showers are tiled, except for two - which are shower units

## WATER PURIFICATION

Added benefit of a purification system – softens the water which stops water spots accumulating on showers etc

## OFFICE

One

## EXTERNAL DOORS

All have a digital key pad, excluding sliding doors from the bedrooms, they have internal locking only

## BEDROOM INTERNAL DOORS

Electric keypad locks - ideal for B&B

## INTERNAL WALLS

- Not load bearing
- Dividing walls across 3 bedrooms
- Options for change of use for commercial
- Sound proofed

## KITCHEN

- Consented as a bar
- Appliances include bar fridge, small dishwasher, microwave

## VENTILATION UNIT

Standalone fresh air units in each bedroom

## FLOOR COVERINGS

Polished concrete

## GARAGE

Double with one bay lowered for extra height vehicles or motorhome, caravan, boat etc

# ADDITIONAL INFORMATION

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- Lowered garage floor to allow for extra height vehicles
- Electric blinds in upstairs bedrooms
- Located within walking distance to the Town Basin Marina and the Okara Marina further information can be found on the Whangarei Marina website: <https://www.whangareimarina.com/whangareimarina>
- Zoned Waterfront Mixed-Use - Visit the WDC website for further information: <https://eplan.wdc.govt.nz/plan/lat=-35.731895168314324&lng=174.3331253528595&type=address&chapter=waterfront-zone#waterfront-zone>

## CHATELS

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- Auto garage door
- Window treatments
- Clothesline
- Electric oven
- Induction hob with downdraft extractor (Silverline)
- Microwave/convection oven (Samsung)
- Refrigerator (Samsung)
- Waste master
- Insinkerator
- Hot water boiling unit
- Electric wall heaters x2
- Heat pump remotes x6
- Air exchange systems x5
- Heat pump hot water system
- Electric blinds in upstairs bedrooms
- Electric flame fire x2
- Solar panels x9
- Bar fridge (downstairs)
- Small dishwasher (downstairs)
- Microwave (downstairs)
- Electric entry gate
- Retractable electric awning
- Puretec water purifier + water softener
- Dishwasher x2
- Garden shed
- Fixed floor coverings
- Light fittings
- Heat pump x6
- Smoke detectors
- Garage door remote control x2
- Washing machine
- Dryer

## DISCLOSURES

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- WDC approved native plantings in garden bordering the Loop shared path – must remain native
- Downstairs kitchen consented as a bar/kitchen
- WDC approved direct ramp access to the Hatea Loop shared path
- Please note the title has the following interest we recommend you carry our your own due dilligence: [11380860.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies Inundation as a natural hazard - 12.3.2019 at 7:00 am](#)

# PHOTO GALLERY

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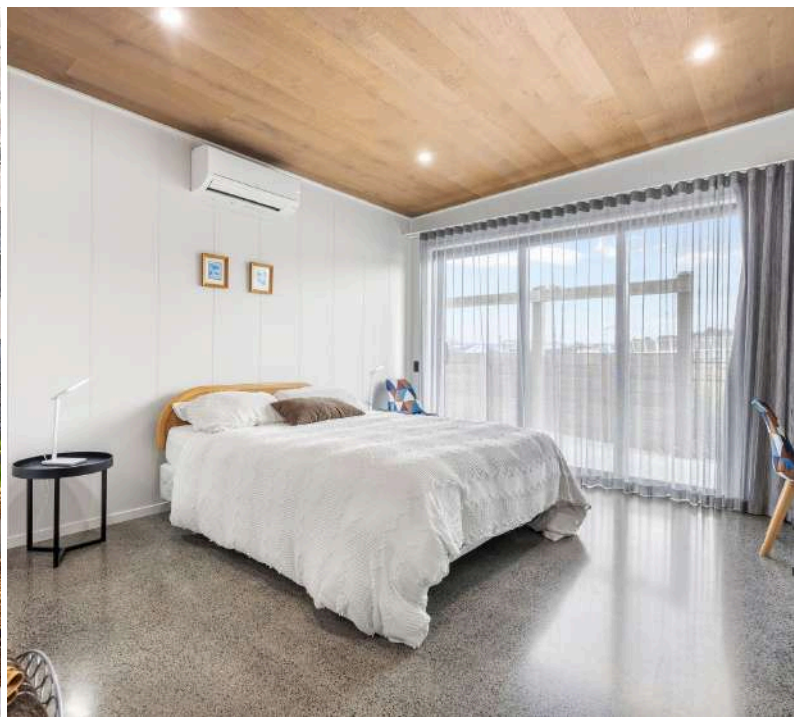
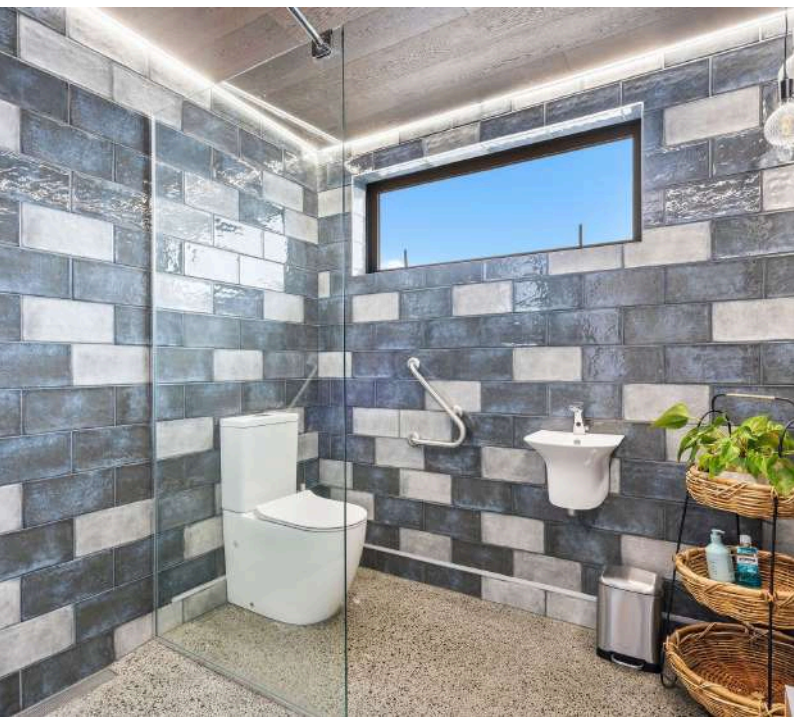


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Perfectly configured for extended family, high-end short-term accommodation or function and conference use.

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This residence stands apart in quality, location and lifestyle opportunity - a true benchmark in Whangārei's waterfront market

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# FLOOR PLAN

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



GROUND FLOOR



FIRST FLOOR

# BOUNDARY MAP

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Boundary lines are indicative only



## SUE MAICH & DAMIEN DAVIS

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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.

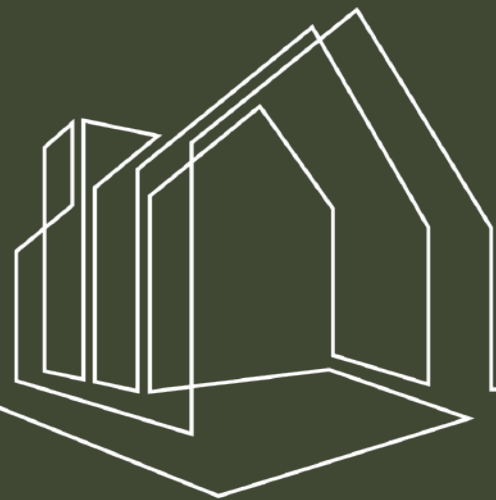
Equipped with the latest real estate strategies and technology, they are at the forefront of modern property marketing and negotiation. With over 30 years of combined experience and a track record in successful local development projects, they offer unmatched expertise in every transaction.

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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