

# PROPERTY BROCHURE

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564B NGNUNGURU ROAD, GLENBERVIE

SUE & DAMIEN  
PROPERTY TEAM

OWN  
REAL ESTATE

564B NGUNGURU ROAD, GLENBERVIE

# ONE OF A KIND, NOT ONE OF MANY...



1.296HA (MORE OR LESS)

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FOR SALE BY NEGOTIATION

Set well back from Ngunguru Road, this 1.296ha section makes its first impression before you even reach the land. The approach leads through a mature pocket of native bush, creating a genuine sense of arrival before the site opens into view.

From there, the appeal is immediate: open, usable land with gentle contour, volcanic soil, strong privacy and wide rural outlooks. It has the natural ingredients serious buyers look for, without feeling overworked or overcomplicated.

This is a site that gives a future home substance from day one. Established shelter and natural separation create a setting that feels calm, protected and already well resolved.



The location adds further weight — Glenbervie convenience, Whangārei within easy reach, and the Tutukaka Coast waiting further along the road.

And it's not part of a larger subdivision so you won't need to worry about what your neighbours are doing.

For those wanting to build properly, not just build, this is a rare chance to secure land with presence, privacy and genuine long-term appeal.

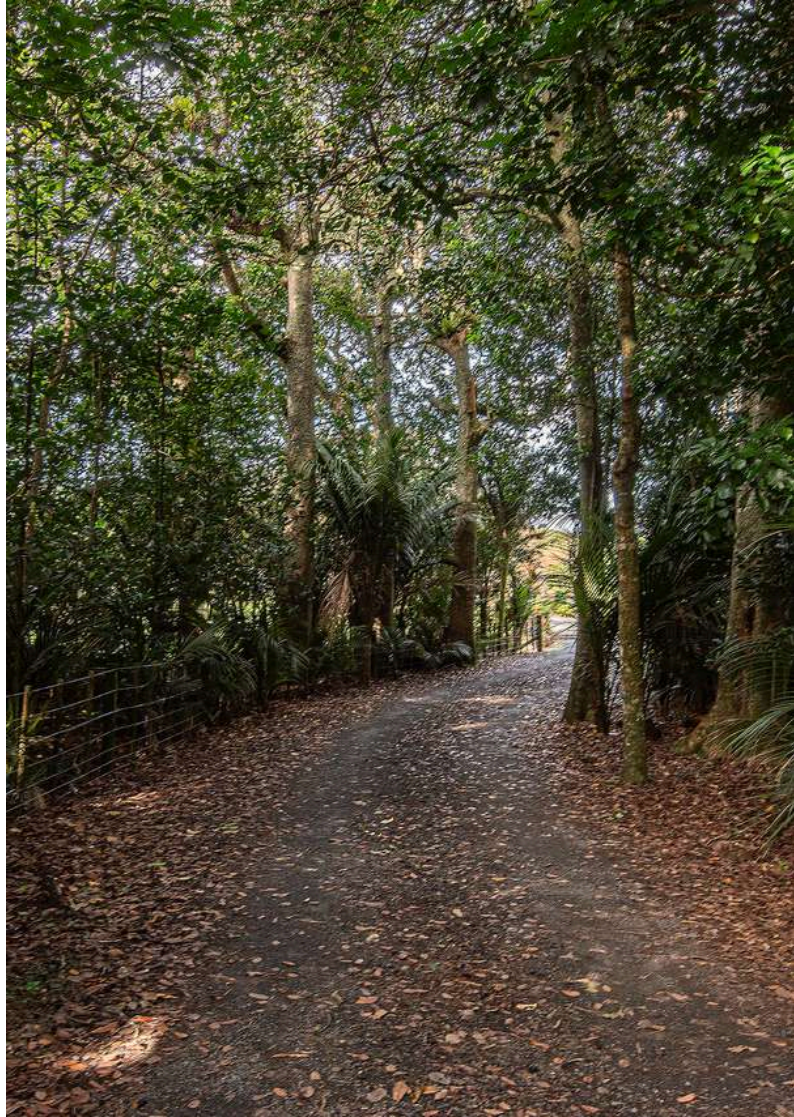
# KEY PROPERTY DETAILS

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<b>LEGAL DESCRIPTION</b>	1.2960 ha more or less being Lot 2 of a subdivision of Lot 4 DP 347186 RT 193877, with separate title 1257373 to Issue
<b>CV</b>	Not yet issued
<b>RATES</b>	Not yet issued
<b>ZONING</b>	Rural lifestyle zone
<b>LAND AREA</b>	1.2960ha (more or less)
<b>SOIL TYPE</b>	Volcanic
<b>POWER</b>	To boundary
<b>WATER</b>	Not connected to town supply - Water tanks will have to be installed
<b>WASTE</b>	Not connected to town services - Septic will have to be installed
<b>SCHOOLING</b>	Glenbervie Primary School Huanui College
<b>COVENANTS</b>	See LT plan and draft covenants
<b>SITE SUITABILITY</b>	On request
<b>DRIVEWAY</b>	<ul style="list-style-type: none"><li>• 5 Users</li><li>• All neighbouring properties share the cost of maintaining the shared areas.</li></ul>
<b>GATE</b>	<ul style="list-style-type: none"><li>• Electric operation with remote access. Remotes will be provided to the new owner. There is also a PIN code access point at the entrance.</li><li>• The power cost is approximately \$40 per residence every three months. This is billed to one residence and split between the users, with the payment arrangement managed by the residents.</li></ul>

# PHOTO GALLERY

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Indicative outline only









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Established shelter and natural separation create a setting that feels calm, protected and already well resolved.

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# AERIAL MAP





## 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



SUE MAICH  
021793822 | [sue@ownrealestate.co.nz](mailto:sue@ownrealestate.co.nz)

DAMIEN DAVIS  
021387345 | [damien@ownrealestate.co.nz](mailto:damien@ownrealestate.co.nz)