

PROPERTY BROCHURE



120 MEMORIAL DRIVE, PARAHAKI

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

120 MEMORIAL DRIVE, PARAHAKI

FIRST TIME IN 51 YEARS...



4320
SQM

3

1

2

1

2

DEADLINE SALE
1PM, 13 AUGUST 2026 (PRIOR OFFERS CONSIDERED)

Offered to the market for the first time in 51 years, this remarkable Parahaki property has been held and cherished by its current owners since 1975. Solid and wonderfully original, it is an untouched beauty with character, substance and almost unlimited potential.

Commanding an exceptional elevated position, the spacious three-bedroom home captures sweeping views and spectacular sunsets across Whangarei City, the harbour and surrounding countryside. Its distinctive Mediterranean-inspired architecture features arched detailing, exposed timber beams and generous living spaces, creating an exciting foundation for buyers with vision.

The kitchen and dining areas connect with a sunny, sheltered pool courtyard, while the main living areas and upstairs bedrooms open to expansive decks overlooking the city. These impressive outdoor spaces provide wonderful settings for relaxing and entertaining.



Two bathrooms, a separate laundry, large double garaging and excellent off-street parking add everyday practicality. The established grounds include a fenced paddock suitable for a few sheep, along with potential to investigate future subdivision.

Comfortable and captivating as it stands, this is a rare opportunity to renovate, reimagine and create something truly special. Properties this original, in positions this good, are increasingly difficult to find. The views are extraordinary. The possibilities are almost endless.

After 51 years, the time has come for a new owner. Our vendors are committed to selling and invite all genuine interest.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 3 Deposited Plan 53068 as shown on Record of Title NA5C/495
CV	\$900,000
RATES	\$2,766.84
DATE BUILT	Building Permit for new dwelling and garage issued 30/01/1974
ZONING	Low density residential
LAND AREA	4320sqm (more or less)
FLOOR AREA	No record found in LIM Report
BEDROOMS	3
BATHROOMS	2
TOILETS	In each bathroom
LIVING AREAS	1
KITCHEN	In original condition
PARKING	Double garage plus additional off-street parking
SWIMMING POOL	Concrete chlorinated swimming pool, repainted in 2025, with new pump and filter installed. The pool fencing was deemed to be compliant at the last inspection on 05/03/2025. Building Permit issued 09/09/1975.
LAUNDRY	Separate
HEATING	Electric central heating. There is also a pot belly stove and woodburner, however no Building Permit has been identified in the WDC LIM Report.
INSULATION	No evidence of insulation identified
WATER HEATING	Electric cylinder
ROOF	Concrete tile over fibre cement sheet
JOINERY	Cedar joinery - curved glass
CLADDING	Block with spanish plaster and timber accents
FLOOR	Concrete foundation on the bottom & mid levels, with timber flooring on the top level
WATER SOURCE	Town supply. There are also 2x 25,000L concrete tanks located below the deck which are not presently used
WASTE	Standard septic
INTERNET	Fibre

ADDITIONAL DETAILS

- Dedicated BBQ area
- Outstanding elevated views
- Conveniently located within close proximity to Whangarei CBD
- Potential subdivision opportunity (subject to council approval and due diligence)
- Firewood available on the property
- Four external water taps located around the property
- All plumbing is copper
- The property has previously supported approximately four sheep
- The paddock has a trough, which is hose fed

CHATTELS

- | | |
|--------------------------------------|-------------------------------------|
| • Auto garage doors x2 + x2 remotes | • Clothesline |
| • Dishwasher (as-is condition) | • Refrigerator |
| • Stove/oven - electric | • Security system (as-is condition) |
| • Fixed floor coverings | • Smoke detectors |
| • Heated towel rail (in the laundry) | • Waste disposal |
| • Light fittings | • Pool equipment |
| • Window treatments | • Garage workbench |

DISCLOSURES

- The driveway is shared by six users. Maintenance costs are typically contributed by neighbouring users on an as-needed basis
- The dishwasher is included in as-is condition
- The security alarm system is included in as-is condition, with the current owners unsure of its operational status
- The rangehood is not currently operational
- There is a known leak beneath the kitchen skylight that occurs only under certain wind and rain conditions
- The pot belly and woodburner do not appear to have a Building Permit in the WDC LIM Report
- The built-in spa pool on the deck will remain in place, but is not in working order
- Asbestos-containing material has been identified in the textured ceiling
- The roof requires attention. A roof inspection report is available on request
- Prospective purchasers are strongly recommended to obtain an independent building inspection/report prior to making an offer or proceeding with the purchase

LIM REPORT

A Land Information Memorandum (LIM) Report obtained from the Whangārei District Council on **22 June 2026** is available to download at ownrealestate.co.nz.

The LIM includes copies of the following Building Permits issued in relation to the property:

New Dwelling & Garage, **30/01/1974**

Swimming Pool, **09/09/1975.**

The pool fencing was deemed to be compliant at the last inspection on **05/03/2025**

Build Terrace, **12/12/1978**

The LIM includes copies of the following Applications (e.g. Vehicle Crossing Permit or Public Utility Service) in relation to the property:

Applications for Permits for Sanitary Plumbing and Drainage, **30/01/1974**

Application for Water Connection. **Date unable to be confirmed - poor reproduction due to quality of archival image**

Please note, a Code Compliance Certificate (CCC) is NOT required for works subject to a Building Permit. Building Permits were issued up until 1993, prior to the Building Act 1991 coming into effect.

Building 'Permits' were subsequently replaced with 'Building Consents' by the Building Act. Building Consents introduced the CCC as formal confirmation that all building works have been completed in accordance with the consented documents



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









“

Properties this original, in positions this good, are increasingly difficult to find.

”





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



Boundary lines are indicative only
SOURCE: gismaps.wdc.govt.nz



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.

NOTES



SUE MAICH
021793822 | sue@ownrealestate.co.nz

DAMIEN DAVIS
021387345 | damien@ownrealestate.co.nz