

PROPERTY BROCHURE

79 Jellicoe Road, RUAWAI



Pocklington
REAL ESTATE



Space, Comfort and Convenience in Ruawai

79 Jellicoe Road, RUAWAI

 3  1  1  3  110m²  1012m²

Located right in the heart of Ruawai, this solid 1950s home is within easy walking distance of the local school, shops and town centre.

Set on a generous 1,012m² section (more or less), the property offers plenty of space both inside and out. The approximately 110m² home features three bedrooms and one bathroom, with recent updates to both the kitchen and bathroom.

The open-plan living area creates a comfortable central space for the family, with two heat pumps located in the lounge and hallway to help keep the home warm in winter and cool in summer. A second toilet has also been added to the laundry, providing that extra convenience that busy households appreciate. The home also benefits from an HRV system and fibre internet, adding to the comfort and practicality of the property.

Outside, there's a large separate 10m x 7m garage complete with a sleepout and bait station, providing plenty of options for storage, hobbies, a workshop, home office or additional space for family and guests. The property is also connected to town water supply and has a septic tank.

With its central Ruawai location, generous section, solid construction and recent improvements, this property offers a great combination of comfort, convenience and potential.

Pocklington
REAL ESTATE



Pocklington
REAL ESTATE



Pocklington
REAL ESTATE







Pocklington
REAL ESTATE

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 5, DP 39069 as in Title NA1328/70
CV	\$390,000
RATES	\$2,606.72
LAND AREA	1012m2
FLOOR AREA	110m2
NO. OF LIVING AREAS	1
BEDROOMS	3
BATHROOMS/TOILETS	1
PARKING	3
DATE BUILT	1950's
CLADDING	Weatherboard
ROOF	Iron
FLOOR	Vinyl and carpet
JOINERY	Aluminium and wooden
INSULATION	Insufluff insulation
HEATING	Two heatpumps
WATER HEATING	Gas – califont
WATER SOURCE	Town supply
WASTE	Septic tank
INTERNET	Fibre

CHATTELS	Window treatment, Clothesline, Dishwasher, Electric oven, Electric stove, Extractor fan in bathroom, Fixed floor covering, Heat pump x2 and remotes x2, Light fittings, Rangehood, HRV
----------	--



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier NA1328/70
Land Registration District North Auckland
Date Issued 31 August 1956

Prior References
NA482/36

Estate Fee Simple
Area 1012 square metres more or less
Legal Description Lot 5 Deposited Plan 39069
Registered Owners
Mike Martines van der Linden and June Margaret van der Linden

Interests
Fencing Agreement in Transfer 577984 - 31.8.1956
D429778.1 Notice pursuant to Section 94C Transit New Zealand Act 1989 declaring the adjoining State Highway 12, Tokatoka Road to Ruawai to be a limited access road - 13.9.1999 at 2.00 pm
D471575.1 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 21.1.2000 at 1.32 pm
13148586.3 Mortgage to ASB Bank Limited - 8.11.2024 at 3:50 pm

RENTAL APPRAISAL



Rental appraisal

79 Jellicoe Road, Ruawai, Kaipara District

Charming 3-bedroom, 1-bathroom home with double car spaces in Ruawai, Kaipara District. Set on a 1012 sqm land area with a 110 sqm floor area, this property offers spacious living. Enjoy the serene environment of Ruawai, known for its close-knit community. Ideal for families seeking a peaceful lifestyle.

3 1 2 110m²

Rental details

Current market value (p/w)
\$550-\$600

Type
House

Date
August 13, 2026



Marni Stewart

Property Manager

Phone: +64 21 288 9311

Email: Marni.Stewart@bayleys.co.nz

Office: Dargaville

Thank you for the opportunity to provide you with a rental appraisal for your property.

Disclaimer: This rental assessment is provided for general information purposes only and is based on current market conditions, which may change over time. While care has been taken to ensure the accuracy of the information, no warranty is given as to its completeness or reliability. The property may not have been physically inspected, and no assumptions should be made regarding its condition.

It is presumed, solely for the purposes of this appraisal, that the property complies with the Residential Tenancies Act 1986 and Healthy Homes Standards 2019, or would be compliant or exempt at the time of letting. Interested parties should obtain independent legal and professional advice to determine the property's suitability for residential tenancy.

This assessment does not constitute legal, financial, or investment advice, and no liability is accepted for any loss or damage arising from its use or reliance upon it.



ALTOGETHER BETTER

Residential / Commercial / Rural / Property Services

Pocklington
REAL ESTATE

This Property Information Pack has been prepared to assist prospective purchasers in making an informed decision. All reasonable efforts have been made to ensure the accuracy of the information provided; however, purchasers are advised to undertake their own due diligence.

Property areas identified for disclosure and further due diligence.

1. The property is located in the 100 year flood map zone as per council maps
2. The second toilet located in the laundry is not consented, however has been installed by a registered plumber

It is our recommendation that if you are interested in purchasing this property follow thorough due diligence to support with your purchasing decision.



LISA POCKLINGTON

BRAND OWNER | SALESPERSON

Lisa Pocklington of Pocklington Real Estate is a proud Kaipara local who has built her career on genuine care for people and an unmatched knowledge of this region. With 10 years of Real Estate Experience and a background in customer service with Qantas, where she quickly rose to flight attendant manager, Lisa brings a rare combination of professionalism, warmth and local expertise to every client she works with.

People are at the heart of everything Lisa does. She takes the time to truly understand what each client needs, tailoring her approach to deliver the right result for their unique situation. Her natural ability to connect, communicate and negotiate means clients always feel supported, informed and in safe hands throughout the entire process.

Lisa's smart, modern approach to marketing ensures every property reaches the right audience, while her warm, empathetic style ensures every client feels like a priority. For Lisa, Real Estate has never just been about the sale, it's about the people behind it.

In her spare time, Lisa loves travelling, spending time with family and friends, running and fishing. Passionate about Kaipara and everything this region has to offer, there is no one better placed to help locals achieve the results they deserve.

Ready to see real results? Get in touch with Lisa today.

Pocklington
REAL ESTATE

[illegible]

NOTES

[illegible]

021 121 8419 | lisa@pocklington.co.nz | pocklington.co.nz

Pocklington
REAL ESTATE

POWERED BY OWNLY LTD. LICENSED REAA 2008

021 121 8419 | lisa@pocklington.co.nz | pocklington.co.nz

Pocklington
REAL ESTATE

POWERED BY OWNLY LTD. LICENSED REAA 2008