

PROPERTY BROCHURE

140 Colville Road, DARGAVILLE



Pocklington

REAL ESTATE



Private, Spacious and Minutes from Town

140 Colville Road, Dargaville

 2  1  1  3  100m²  1548m²

DEADLINE SALE

closing 4pm, Friday, 18th September

Set back from the road and just a few minutes' drive from town, this sturdy brick home offers a wonderful combination of space, privacy, and practicality. Positioned on a generous 1,548m² section (more or less), there's plenty of room here to enjoy the outdoors, with established fruit trees adding to the charm and appeal of this property. The fully fenced section provides a private and secure setting, making this a great opportunity for those looking for a little more space without being too far from town.

Inside, the home features open-plan living, creating a welcoming and functional hub for everyday life. There are two generously sized double bedrooms, with one offering the added convenience of an ensuite. The main bathroom features a wet-floor shower and serves as the primary bathroom, while the additional ensuite provides extra flexibility and convenience. Originally designed with a single internal-access garage, the current owner has thoughtfully transformed this space into an additional living area, complete with a bi-fold door allowing plenty of natural light in. This versatile space is also home to the laundry and could be utilised in a number of ways depending on your needs — whether that be an extra lounge, hobby space, office, or simply somewhere to spread out.

Outside, the property really comes into its own. The expansive, fully fenced grounds are home to an abundance of fruit trees and offer plenty of scope for gardens, entertaining, pets, or simply enjoying the peace and privacy that comes with such a generous section. Adding even more practicality are two separate garages, providing excellent storage, workshop space, or room for vehicles and recreational equipment. With its solid brick construction, generous section, versatile living spaces, established fruit trees, and private position just out of town, this property presents an exciting opportunity for those wanting space and convenience in one.

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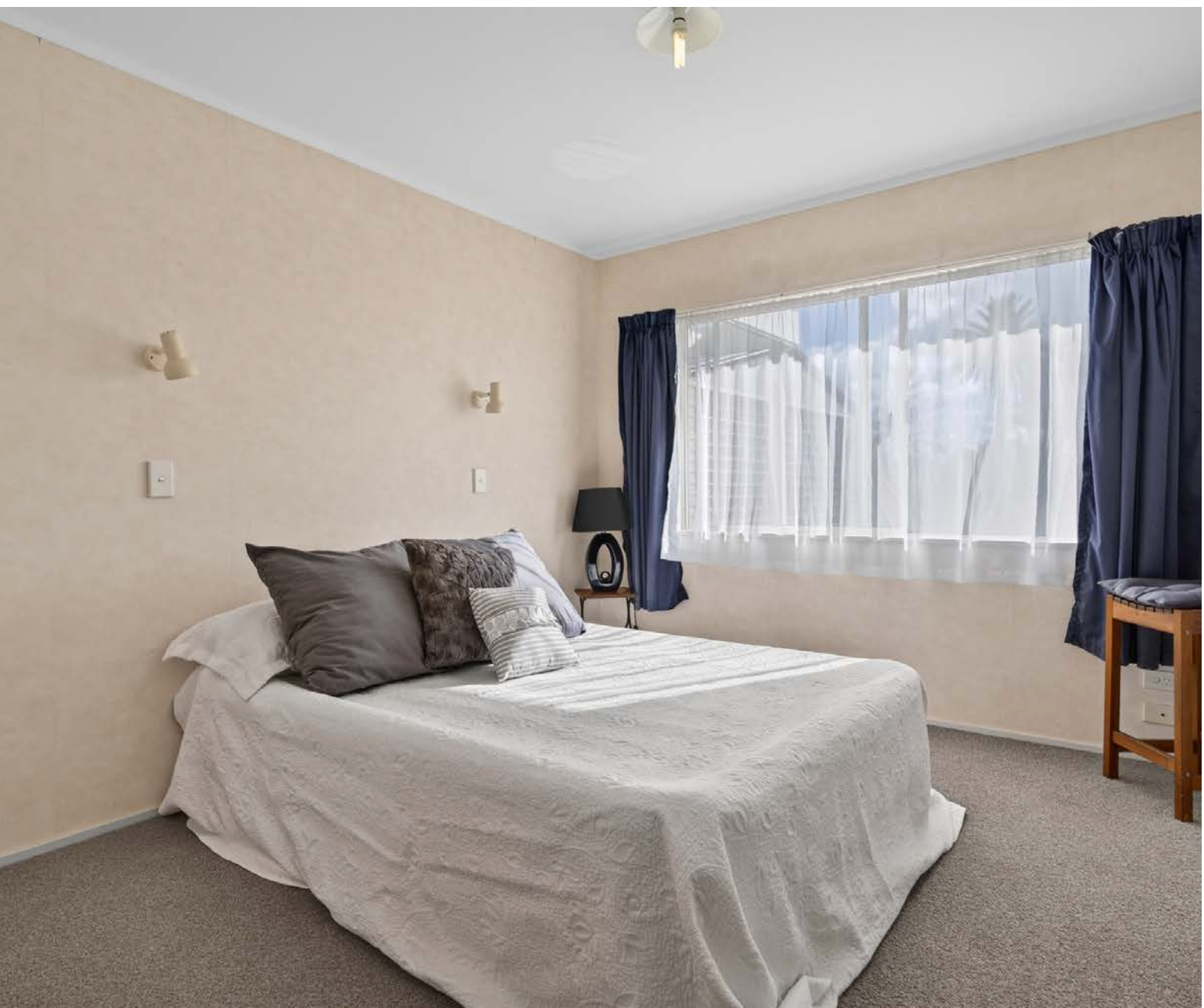


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KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 3, DP 9346 as in Title NA24B/240
CV	\$515,000
RATES	\$2,546.21
LAND AREA	1,548sqm
FLOOR AREA	100sqm
NO. OF LIVING AREAS	One open plan living area
BEDROOMS	Two
BATHROOMS/TOILETS	One
PARKING	One single internal access garage, two separate garages, plus off-street parking
DATE BUILT	1990's
CLADDING	Brick
ROOF	Tiles
FLOOR	Vinyl and carpet
JOINERY	Aluminium
INSULATION	Ceiling and walls
HEATING	None
WATER HEATING	Electric cylinder
WATER SOURCE	Town supply
WASTE	Septic tank
INTERNET	Broadband

CHATELS	Auto garage door remote x 1, Window treatments, Clothesline, Electric oven, Electric stove, Extractor fan x1 in bathroom, Fixed floor coverings, Light fittings, Rangehood, Smoke detector x2
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**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 **NA24B/240**
Land Registration District **North Auckland**
Date Issued 16 June 1971

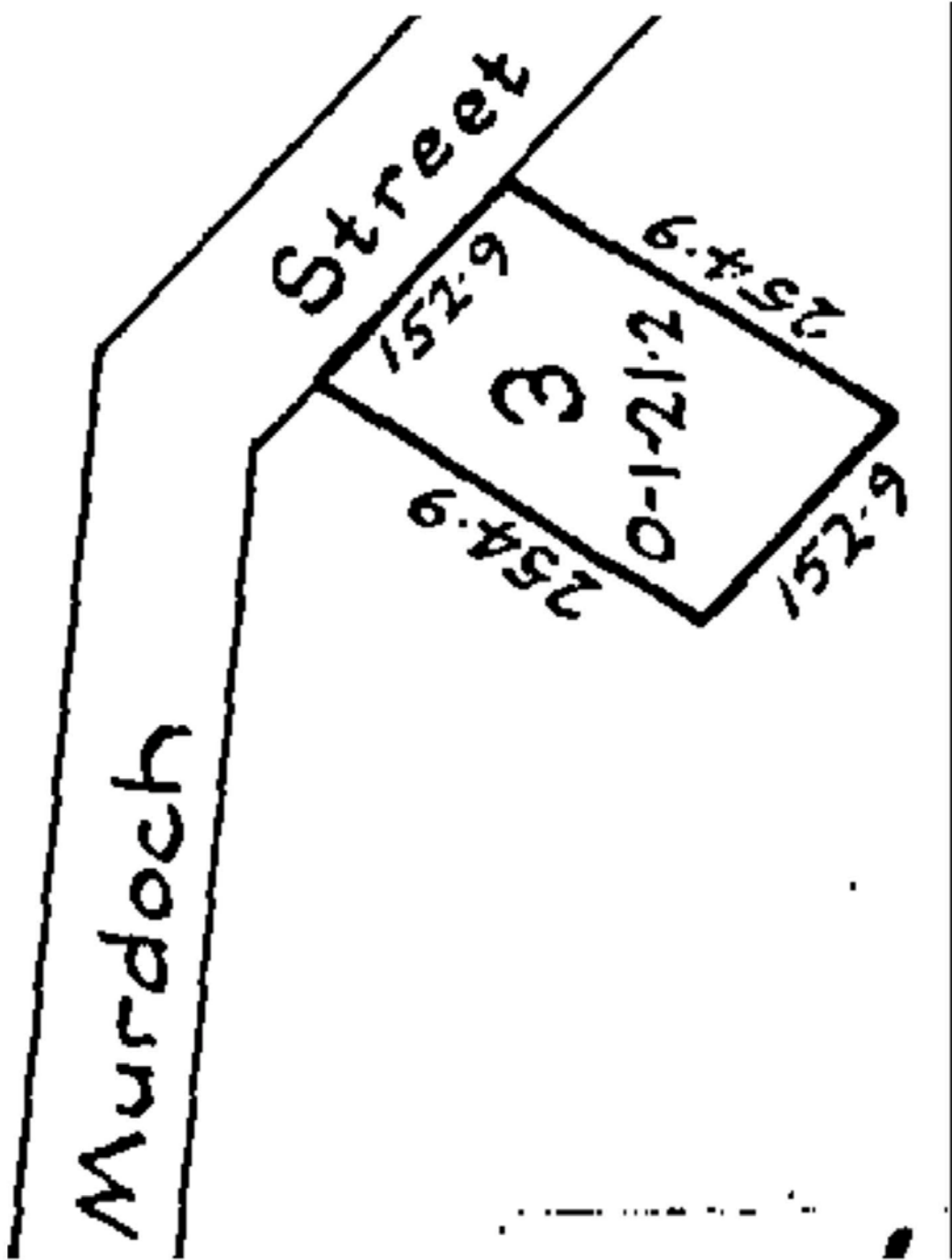
Prior References
NA246/220

Estate Fee Simple
Area 1548 square metres more or less
Legal Description Lot 3 Deposited Plan 9346
Registered Owners
Tracey Anne Nichols

Interests

Subject to a right of way over part marked A on DP 502132 created by Easement Instrument 10923797.2 - 11.12.2017 at 9:49 am
11155384.2 Mortgage to Bank of New Zealand - 17.7.2018 at 12:06 pm

Identifier NA24B/240



RENTAL APPRAISAL



Rental appraisal

140 Colville Road, Dargaville, Kaipara District

Charming 2-bedroom, 1-bathroom house at 140 Colville Road, Dargaville, Kaipara District. Featuring a spacious 100 sqm floor area on a 1548 sqm land. Includes a single car space. Zoned for Dargaville Primary School. Enjoy the quiet suburban life with easy access to local amenities and schools. Ideal for small families or couples.

2 1 1 100m²

Rental details

Current market value (p/w)
\$500-\$550

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.



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DISCLOSURES

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 has a right of way marked over part A & B, as per the title
2. There may be asbestos present on the cladding of the old shed located at the rear of the property.

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

BRANDOWNER | 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.

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

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