

PROPERTY BROCHURE

98A&B Gordon Street, DARGAVILLE



Pocklington

REAL ESTATE



Dual flat investment opportunity

98A&B Gordon Street, Dargaville

 4  2  2  1  104m²  661m²

ASKING PRICE
\$635,000

Looking for a smart rental investment with two income-producing flats?

Opportunities like this are becoming increasingly hard to find. This unique Dargaville property offers two separate flats on one title, providing an attractive option for investors looking to secure a property with established rental income.

The front flat features one bedroom, an open-plan kitchen and living area, a bathroom, and a large lock-up garage, offering excellent additional storage and secure parking.

The rear flat provides three bedrooms, an open-plan kitchen and dining area, and a bathroom, creating a spacious and practical home for tenants.

Adding to the appeal, the property is Healthy Homes compliant and comes with tenants already in place, providing the opportunity to step straight into an established rental investment. With two separate dwellings, existing tenants, and the potential for dual rental income, this is a property that offers both versatility and strong investment appeal.

If you're searching for an investment opportunity in Dargaville, this rare dual-flat property deserves your attention.

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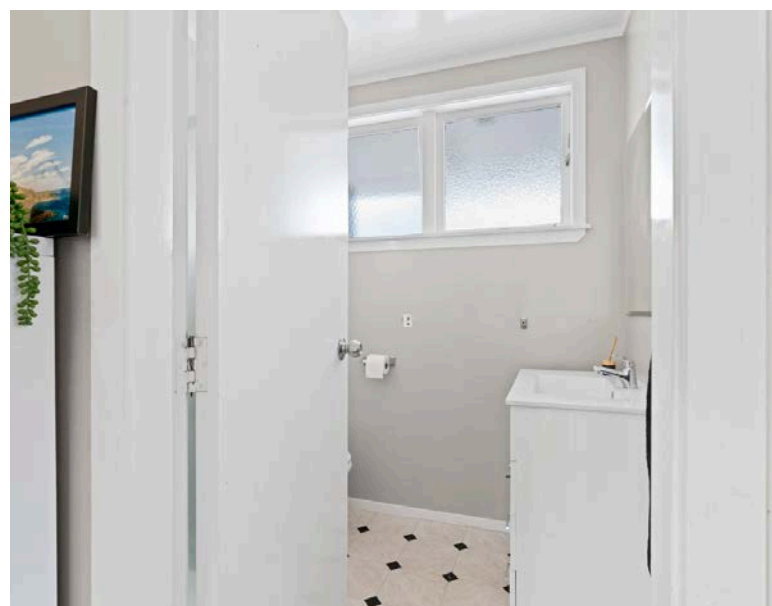
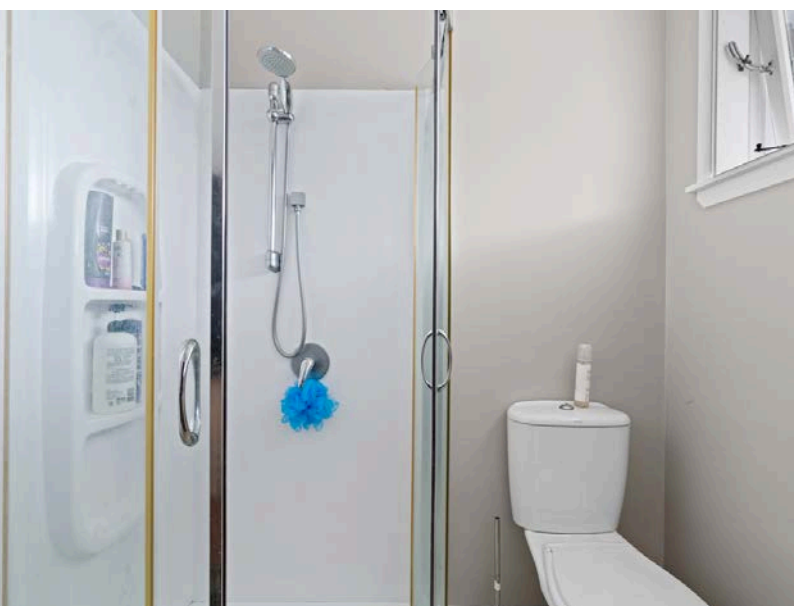
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KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 1 Deposited Plan 413503 as in Title 450317
CV	\$560,000
RATES	\$5,289.31
LAND AREA	661sqm
FLOOR AREA	104sqm
NO. OF LIVING AREAS	Two open-plan living areas
BEDROOMS	One in front flat and three in the back flat
BATHROOMS/TOILETS	Two – one in each flat
PARKING	One single garage for the front flat and driveway parking for the back flat
DATE BUILT	Built in 1950s and relocated to the site in 2009
CLADDING	Weatherboard
ROOF	Iron
FLOOR	Caraet and vinyl
JOINERY	Wooden and aluminium
INSULATION	Fully insulated
HEATING	One heat pump in each flat
WATER HEATING	Electric cylinders in each flat
WATER SOURCE	Town supply
WASTE	Connected to council waste water
INTERNET	Fibre

CHATELS	Window treatments, Clothesline x2, Electric stove, Electric hob/cooktop, Heat pumps x2, Remotes x2, Light fittings, Rangehoods x2, Extractor fans x2
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LEGAL TITLE



**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 450317
Land Registration District North Auckland
Date Issued 17 August 2011

Prior References
NA1101/243

Estate Fee Simple
Area 661 square metres more or less
Legal Description Lot 1 Deposited Plan 413503
Registered Owners
Kevin Le Noel Builders Limited

Interests

8840974.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.8.2011 at 9:33 am

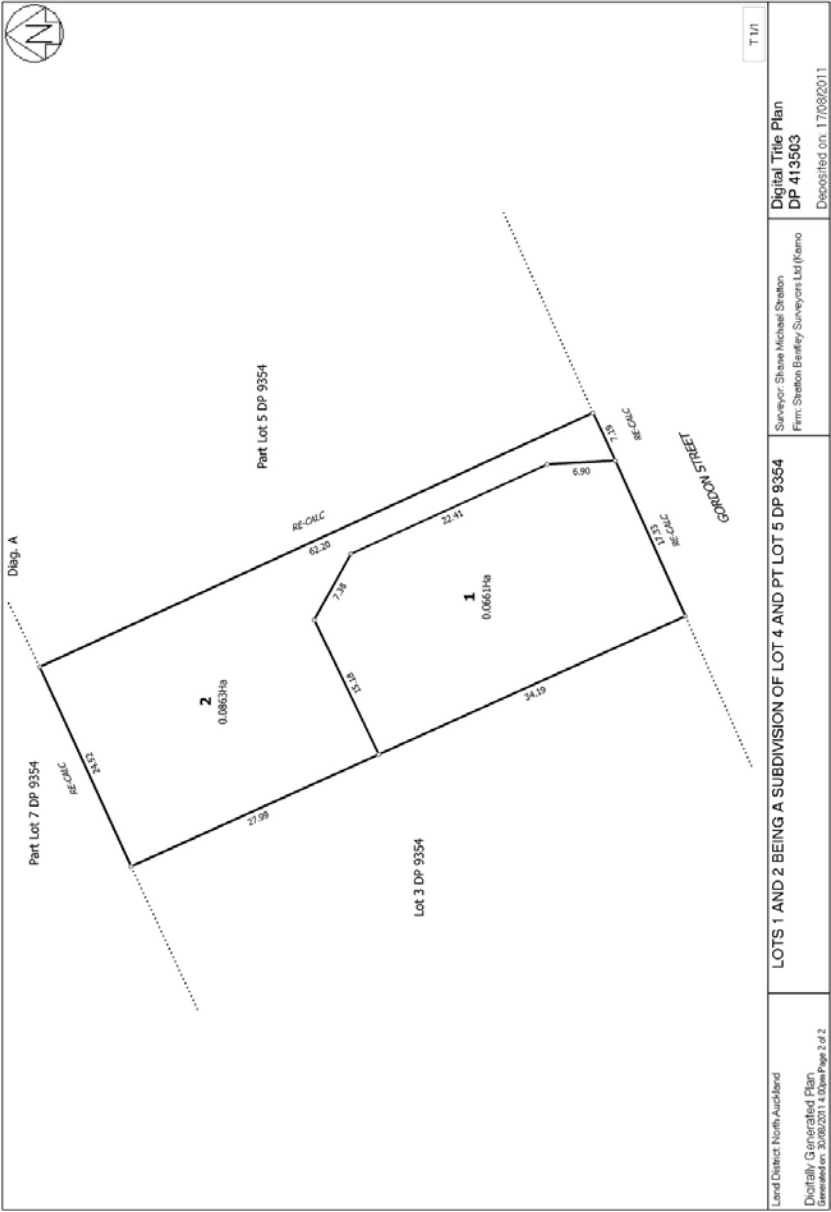
Subject to a right to drain sewage over part marked B on DP 445161 created by Transfer 8867557.1 - 28.10.2011 at 9:41 am

Appurtenant hereto is a right to convey telecommunications and computer media and a right to transmit electricity specified in Easement Instrument 8867557.1 - 28.10.2011 at 9:41 am

10690972.4 Mortgage to Kiwibank Limited - 15.2.2017 at 2:47 pm

LEGAL TITLE

Identifier450317



RENTAL APPRAISAL



Rental appraisal

98a Gordon Street, Dargaville, Dargaville

Cozy one-bedroom, one-bathroom unit at 98a Gordon Street, Dargaville. This unit features a practical layout with a comfortable living area. Includes one car space for convenience. Located in the heart of Dargaville, close to local amenities and services. Ideal for those seeking a low-maintenance lifestyle.

1 1 1 0m²

Rental details

Current market value (p/w)
\$440-\$460

Type
Unit

Date
February 10, 2026

 Property Manager

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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RENTAL APPRAISAL



Rental appraisal

98b Gordon Street, Dargaville, Dargaville

Three bedroom, one bathroom unit located at 98b Gordon Street, Dargaville. This cozy home offers a bright living area and practical kitchen. Conveniently situated near local shops and town center. Ideal for those seeking a secure and low-maintenance lifestyle.

3 1 0 0m²

Rental details

Current market value (p/w)
\$480-\$510

Type

Unit

Date

February 10, 2026

 Property Manager

Marni Stewart

Property Manager

Phone: +64 21 288 9311

Email: Marni.Stewart@bayleys.co.nz

Office: Dargaville

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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.

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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