

PROPERTY BROCHURE



725A OTAIIKA VALLEY ROAD,
MAUNGATAPERE

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

725A OTAIKA VALLEY ROAD, MAUNGATAPERE

BEAUTIFULLY APART...



1.8300
HA



174
SQM



3



1



2



3

DEADLINE SALE
1PM, 30 SEPTEMBER 2026 (PRIOR OFFERS CONSIDERED)

Offering something increasingly difficult to find: this contemporary home provides complete privacy, abundant sunshine and an established natural setting of exceptional beauty. Set well back from the road, the home occupies its own peaceful clearing among carefully developed gardens and mature native bush. The grounds are a compelling part of the property, unfolding through specimen planting, rock gardens and towering trees before continuing down to a picturesque stream.

Inside, the design is modern, spacious and wonderfully connected to its surroundings. A striking timber-lined raked ceiling brings warmth and architectural interest to the generous open-plan living area, while expansive glass captures the sun and keeps the greenery constantly in view. The contemporary kitchen is crisp and well appointed, with a substantial island providing an easy focal point for everyday living and entertaining. Wide doors open the interior to an extensive deck, creating a relaxed transition outdoors and a beautiful place to enjoy the garden setting.



Comfort and practicality are equally well considered, with modern bathrooms, excellent natural light and a double garage offering secure internal access. A separate single-bay steel shed provides valuable additional space for vehicles, equipment or workshop use.

Private without feeling isolated, and polished without losing its connection to nature, this is a home with a distinctive sense of place - quiet, sunny and surrounded by beauty. Be sure not to miss this special place.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 1, Deposited Plan 507565 as shown on Record of Title 771426
CV	\$910,000
RATES	\$2,698.91
DATE BUILT	Code Compliance Certificate issued 12/12/2018
ZONING	Rural production zone
LAND AREA	1.8300ha (more or less)
FLOOR AREA	174sqm (more or less)
BEDROOMS	Three
BATHROOMS	Two (including 1 ensuite)
LIVING AREAS	One
GARAGE	Double garage plus shed
KITCHEN	Crisp, contemporary kitchen with a substantial island and separate scullery
KITCHEN APPLIANCES	Double oven, dishwasher, gas hob 4 burner, waste disposal
LAUNDRY	Between the garage and kitchen
HEATING	Heat pump, woodburner
INSULATION	In walls and ceiling
WATER HEATING	Gas califont
ROOF	Longrun coloursteel
JOINERY	Aluminium, double glazed
CLADDING	Brick
FLOOR	Concrete slab, carpet, vinyl, composite wood planking
WATER SOURCE	Concrete water tanks x2
WASTE	Natural flow worm farm
INTERNET	SPARK wireless broadband

ADDITIONAL DETAILS

- Extra parking / turning bay
- Window seat with storage
- Vaulted ceiling in the living area
- Bush walk with stream and bridge (boundary on other side of stream)
- Extensive decks
- Private secluded setting
- Close to Maungatapere Village - 3km
- 15min to Whangarei
- Volcanic rock boulders
- Established native trees - diverse species

CHATELS

- Blinds
- Dual wall oven
- Gas hob
- Rangehood
- Dishwasher
- Light fittings
- Fixed floor coverings
- Auto garage door
- Heated towel rail x2
- Bathroom heater
- Water filter (in garage)
- Water pump (in tank)
- Heat pump

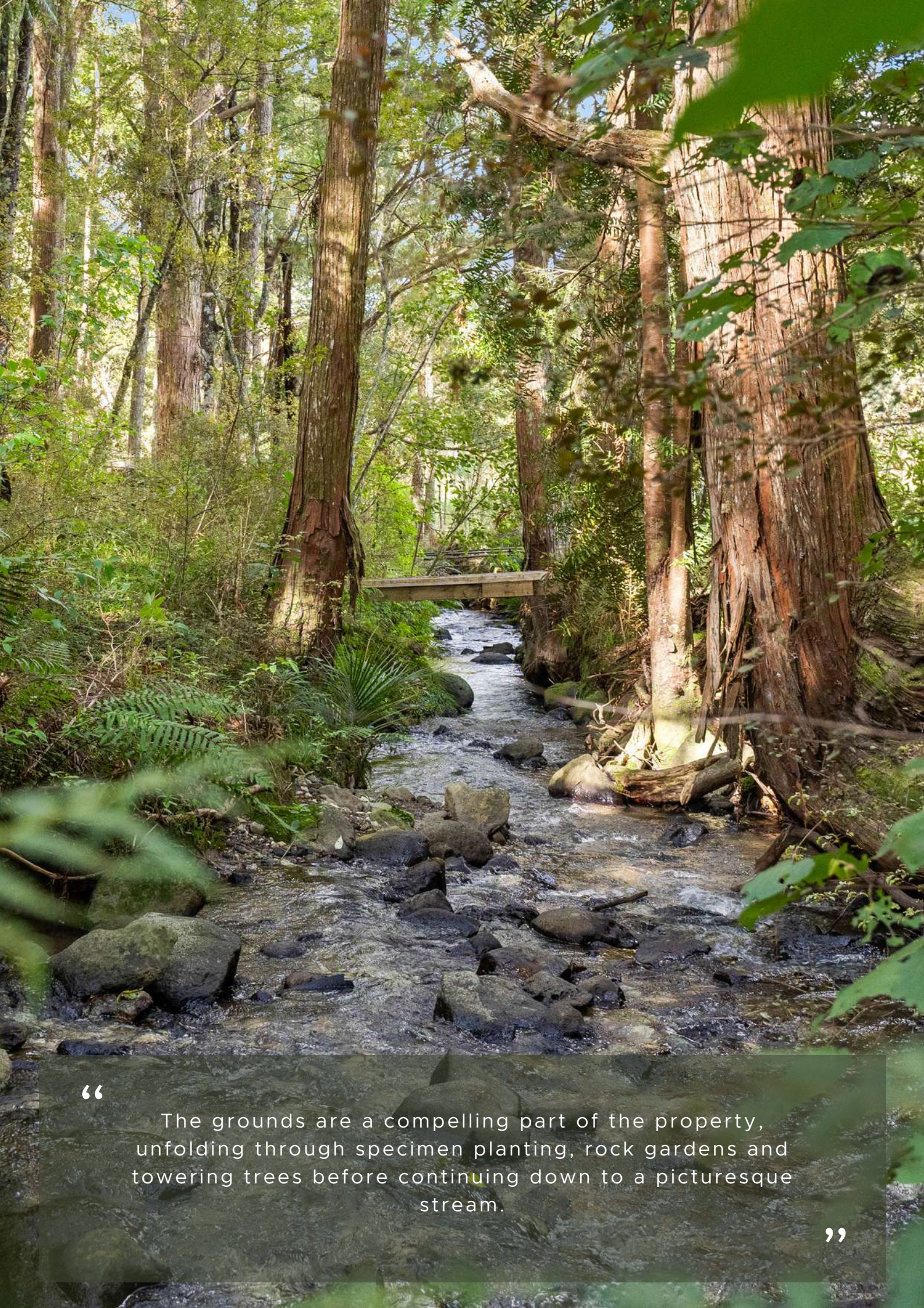
LIM REPORT

A Land Information Memorandum (LIM) Report obtained from the Whangārei District Council on **8 September 2026** is available to download at ownrealestate.co.nz.

The LIM includes a copy of the following Building Consent and and Code Compliance Certificate:

- BC1700427 – New Dwelling
Building Consent – **Issued 01/06/2017**
Code Compliance Certificate – **Issued 12/12/2018**
- This property is in the vicinity of Archaeological sites
Q07/363 – Pit/Terrace
Q07/362 – Pit/Terrace

Any future development, including building consents, will be notified to Heritage New Zealand.



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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.

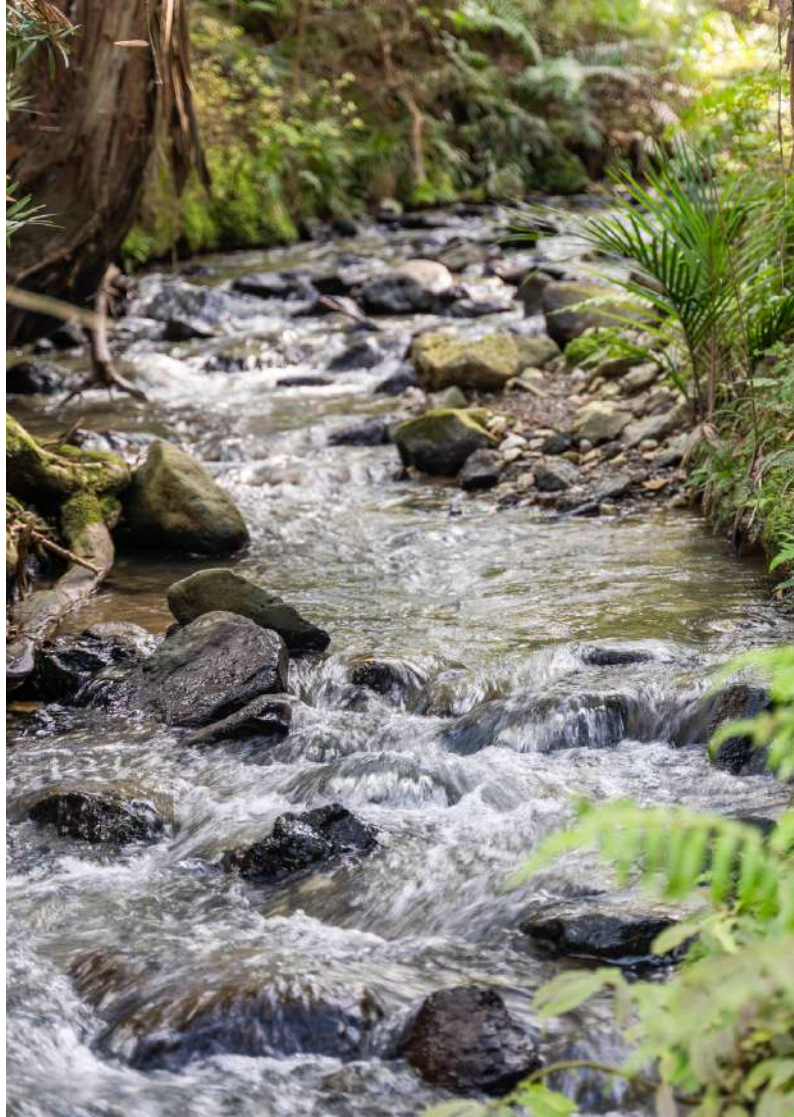
What is a multiple offer?

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?

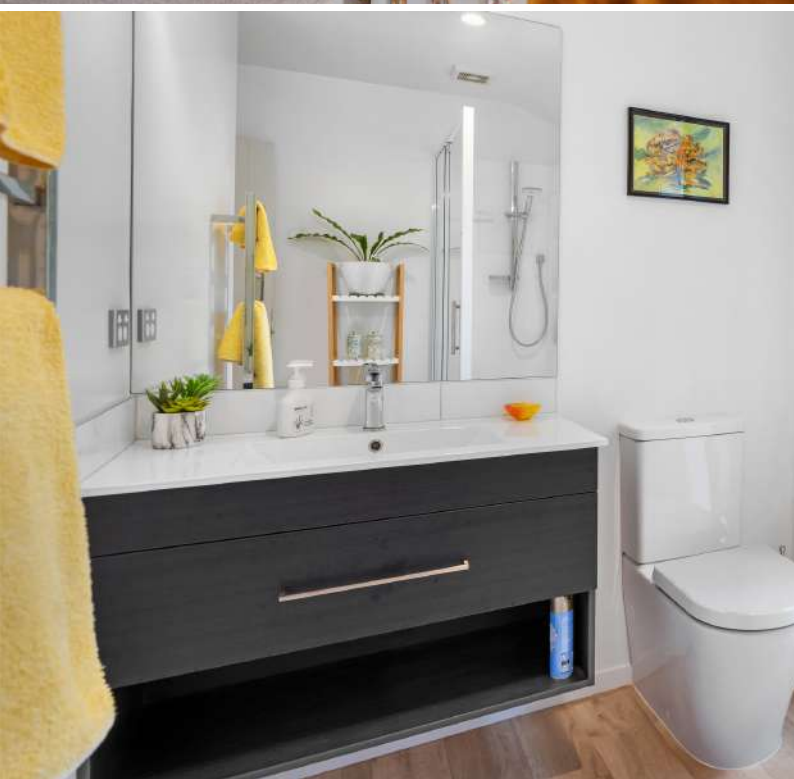
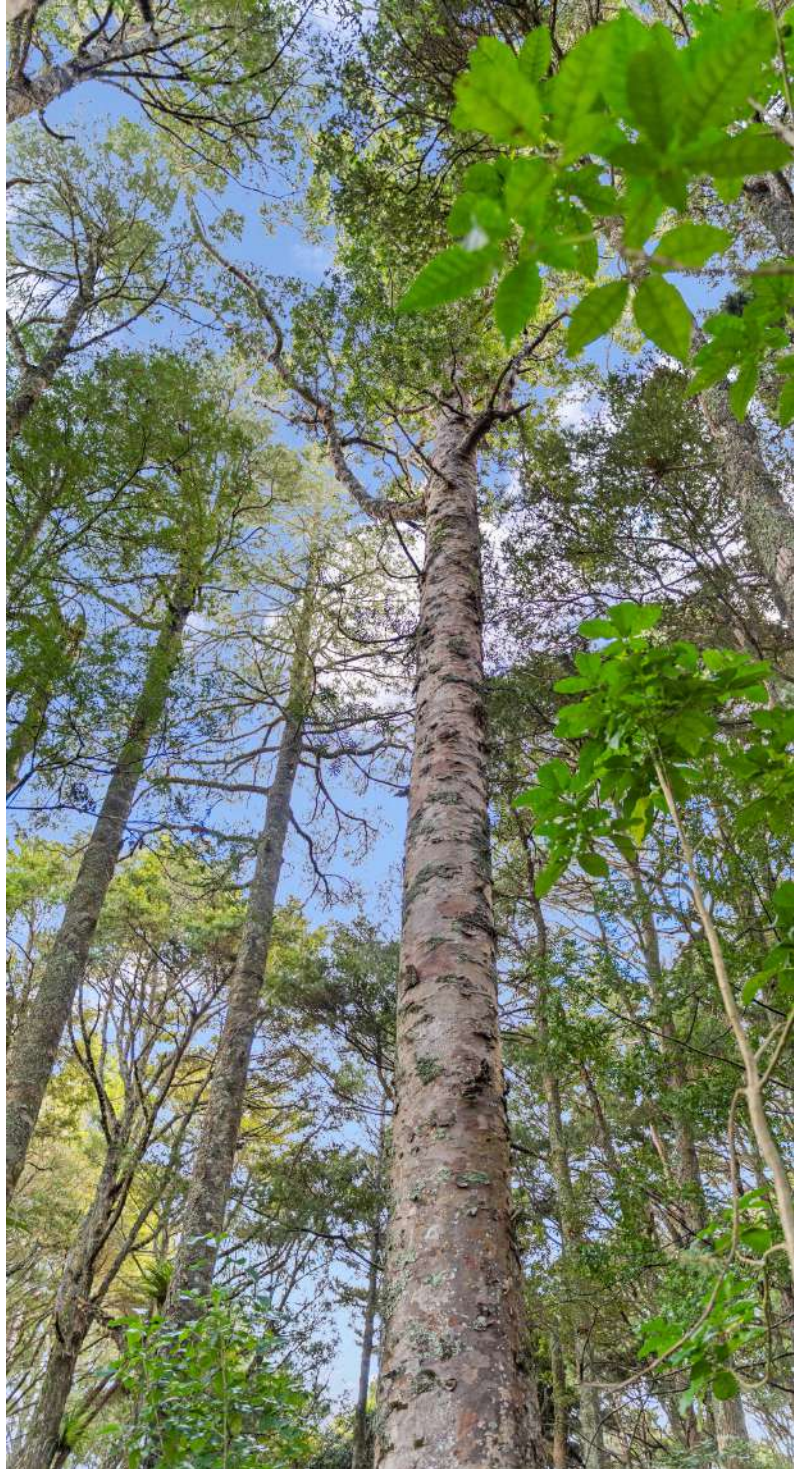
When a Deadline Sale is advertised with “unless sold prior,” it means the seller is open to accepting an offer before the official deadline. If this happens, the agent will notify all interested buyers and invite them to submit their offers, potentially creating a multiple offer scenario earlier than 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











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FLOOR PLAN

This plan is for illustrative purposes only and should only be used as such by any prospective purchaser



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.



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