

# PROPERTY BROCHURE

112 Normanby Street, Dargaville



Pocklington

REAL ESTATE

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## Character, Convenience and Family Living

112 Normanby Street, Dargaville

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 4  1  1  1  192m<sup>2</sup>  835m<sup>2</sup>

If you're looking for a home that combines timeless character, family-friendly living, and an incredibly convenient location, this could be the one you've been waiting for. Set on a generous 835m<sup>2</sup> (more or less) corner section, this charming Kauri home is ideally positioned within easy walking distance to town, giving you the perfect balance of lifestyle and convenience.

Step inside and you'll immediately appreciate the warmth and character this home has to offer. With four double bedrooms, one bathroom plus a fifth smaller room as an office. While the open-plan living, dining and updated kitchen create a wonderful central hub for everyday life and entertaining. And there's something extra special about this home, two fireplaces, adding warmth, atmosphere and that cosy feeling you'll love coming home to. The practical features have been well considered too. You'll enjoy HRV ventilation, ceiling insulation, underfloor insulation with a moisture barrier, plus an internal-access garage with an electric door. And for those working from home, there's an additional room off the garage, making an ideal home office, study, hobby room or extra space for the family.

Step outside and you'll discover a private, fully fenced setting that's perfect for children and pets. The classic white picket fence adds to the charm, while the outdoor deck provides a lovely spot to relax, entertain friends or enjoy a morning coffee. There's also off-street parking, making life that little bit easier when family and friends come to visit.

This is a home with character, warmth and practicality, a place where you can imagine family life unfolding, from relaxed evenings around the fire to summer afternoons out on the deck. We'd love to welcome you home.

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## KEY PROPERTY DETAILS

|                     |                                                                  |
|---------------------|------------------------------------------------------------------|
| LEGAL DESCRIPTION   | Lot 2 Deposited Plan 31150 in Title NA795/113                    |
| CV                  | \$590,000                                                        |
| RATES               | \$4,003.62                                                       |
| LAND AREA           | 835sqm (more or less)                                            |
| FLOOR AREA          | 192sqm                                                           |
| NO. OF LIVING AREAS | One – open plan living, dining and kitchen                       |
| BEDROOMS            | Four                                                             |
| BATHROOMS/TOILETS   | One                                                              |
| PARKING             | Internal access garage with electric door and off-street parking |
| DATE BUILT          | 1920s with updates over the years                                |
| CLADDING            | Weatherboard                                                     |
| ROOF                | Iron                                                             |
| FLOOR               | Wooden and carpet                                                |
| JOINERY             | Aluminium and timber                                             |
| INSULATION          | Ceiling and floor with moisture barrier                          |
| HEATING             | Two fireplaces – one open and one closed                         |
| WATER HEATING       | Hot water cylinder in the hallway                                |
| WATER SOURCE        | Town supply                                                      |
| WASTE               | Connected to council waste water                                 |
| INTERNET            | Fibre                                                            |

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|         |                                                                                                                                                                                                                                                                 |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHATELS | Auto garage door x1 and remote x1, Window treatments, Dishwasher, Electric oven, Electric hob/cooktop, Extractor fan x1, Fixed floor coverings, Garden sheds x2, Heated towel rail, Light fittings, Rangehood, Smoke detectors, Waste disposal, HRV, Heaters x5 |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

# 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** NA795/113  
**Land Registration District** North Auckland  
**Date Issued** 01 December 1942

**Prior References**  
NA131/136 NA132/136

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**Estate** Fee Simple  
**Area** 835 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 31150  
**Registered Owners**  
Pania Rosemarie Campbell

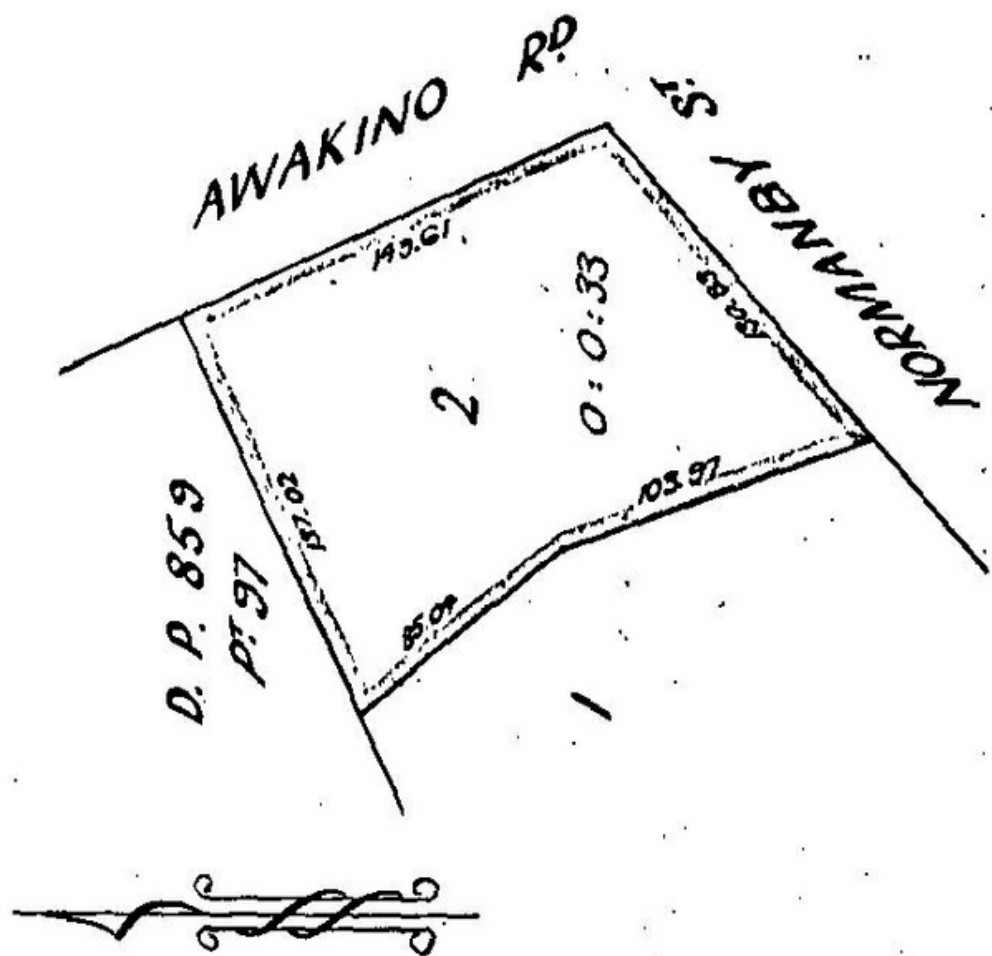
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**Interests**  
13583091.1 Mortgage to ASB Bank Limited - 20.4.2026 at 2:17 pm

# LEGAL TITLE

Identifier

NA795/113



Transaction ID 10138168  
Client Reference Quickmap

Guaranteed Search Copy Dated 07/09/26 2:44 pm, Page 2 of 2  
Register Only

# RENTAL APPRAISAL



## Rental appraisal

112 Normanby Street, Dargaville, Kaipara District

Spacious 5-bedroom, 1-bathroom home with 3 car spaces located at 112 Normanby Street, Dargaville. This property features a generous 835 sqm land area and a 192 sqm floor area. Enjoy the convenience of being close to schools, parks, and local amenities. Ideal for families seeking comfort and space in a prime location.

5 1 3 192m<sup>2</sup>

### Rental details

**Current market value** (p/w)  
\$600-\$650

**Type**  
House

**Date**  
September 15, 2026



### Marni Stewart

Property Manager

Phone: +64 21 288 9311

Email: [Marni.Stewart@bayleys.co.nz](mailto: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.

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

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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.

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