

PROPERTY BROCHURE

7 Panorama Place, Dargaville



Pocklington

REAL ESTATE



Perfect blend of luxury, space and functionality

7 Panorama Place, Dargaville

3 1 1 1 170m² 1075m²

Positioned in a desirable and peaceful location, elevated for privacy and set well back from the road, this property offers a fantastic combination of space, comfort and convenience. Set on a generous 1,075m² section (more or less), there's plenty of room to enjoy, while the cul-de-sac setting provides a quiet and family-friendly environment.

Step inside and you're greeted by a lovely entrance leading through to the spacious open-plan living area. The living space flows beautifully into the newly installed kitchen and scullery, creating a modern and practical heart of the home that's perfect for both everyday living and entertaining. The home features three bedrooms, a main bathroom and the added convenience of a second toilet downstairs. There's also an internal-access garage with additional storage, giving you plenty of practical space for vehicles, hobbies and all the extras that come with family life.

Outside, the mostly fenced section provides a safe and secure space for children and pets, while the generous grounds offer plenty of potential to make the space your own. With its elevated and private position, generous section, newly installed kitchen, practical layout and peaceful cul-de-sac location, this is a property that deserves to be on your must-see list. Opportunities like this don't come along often, so if you've been looking for a home that offers space, privacy and plenty of potential, you'll want to make sure you don't miss this one.

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KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 1, Deposited Plan 56759 as in Title NA12A/815
CV	\$580,000
RATES	\$4,089.46
LAND AREA	1075sqm
FLOOR AREA	170sqm
NO. OF LIVING AREAS	One open plan living area
BEDROOMS	Three
BATHROOMS/TOILETS	One main bathroom plus separate toilet upstairs and downstairs
PARKING	Internal access garage plus off-street parking
DATE BUILT	1960s
CLADDING	Fibrolite
ROOF	Tile – concrete
FLOOR	Carpet
JOINERY	Wooden and aluminium
INSULATION	Ceiling, underfloor, exterior walls in kitchen, moisture barrier
HEATING	Heat pump in lounge
WATER HEATING	Electric
WATER SOURCE	Town supply
WASTE	Town septic
INTERNET	Fibre

CHATTELS	Fixed floor coverings, Light fittings, Curtains, Dishwasher, Electric Hob, Bathroom extractor, Rangehood, Ventilation system, Heat pump x1, Waste disposal, Auto garage door remote x1
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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

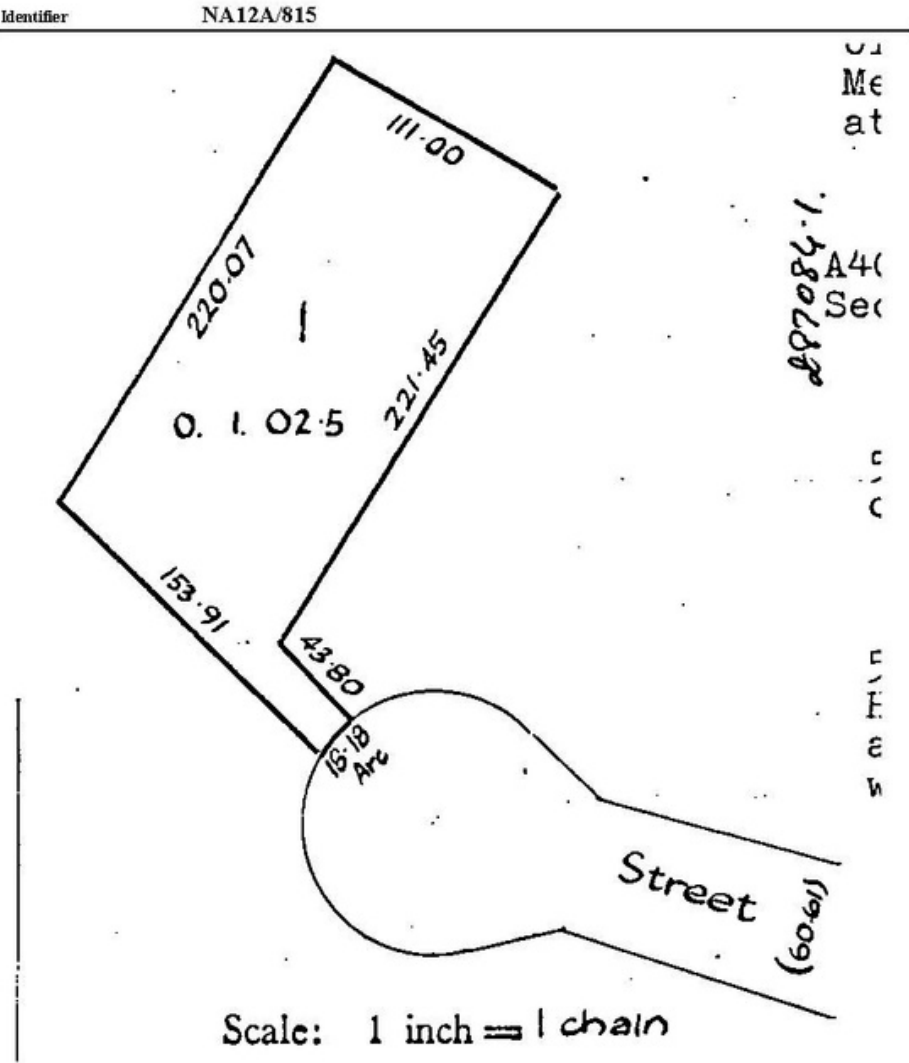
Identifier **NA12A/815**
Land Registration District **North Auckland**
Date Issued 17 August 1967

Prior References
NA1907/70

Estate Fee Simple
Area 1075 square metres more or less
Legal Description Lot 1 Deposited Plan 56759

Registered Owners
Scott Russell Pickering as to a 1/2 share
Georgina Frances O'Connor as to a 1/2 share

Interests
9373465.3 Mortgage to ANZ Bank New Zealand Limited - 26.4.2013 at 2:06 pm



RENTAL APPRAISAL



Rental appraisal

7 Panorama Place, Dargaville, Kaipara District

Charming 3-bedroom, 1-bathroom house with a single car space located at 7 Panorama Place, Dargaville. The spacious 1075 sqm land area and 170 sqm floor area offer ample room for family living. In zone for Dargaville Primary School. Enjoy the convenience of nearby amenities and the tranquility of a well-established neighborhood.

3 1 1 170m²

Rental details

Current market value (p/w)
\$560-\$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.

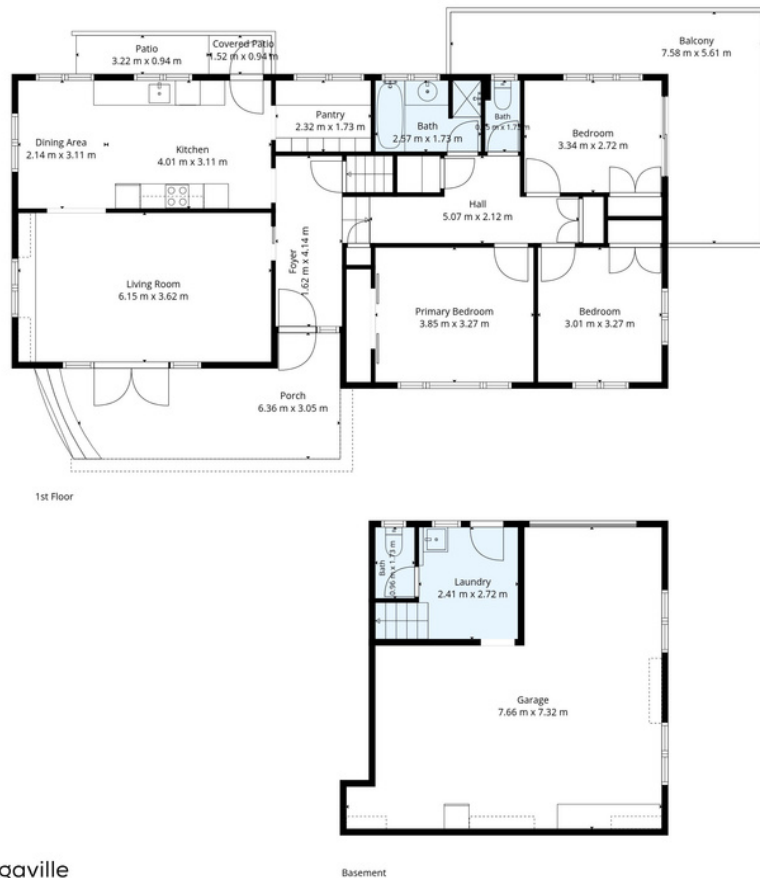


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Residential / Commercial / Rural / Property Services

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FLOOR PLAN



7 Panorama Place, Dargaville

Measurements are taken from the widest point of each room and are indicative only.
Plans should not be relied on and interested parties should make their own enquiries.

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. Asbestos may be present in lounge ceiling and parts of exterior cladding. We recommend this be tested for confirmation.

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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