PROPERTY BROCHURE

245 Tokerau Beach Road, Karikari Peninsula

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

245 TOKERAU BEACH ROAD, KARIKARI PENINSULA

FRONT-ROW, FOREVER...

6,309 SQM	388 SQM	3	2	2	1	4

PRICE BY NEGOTIATION

Adjacent to a reserve and set above the dunes with direct access to Tokerau Beach, this brick residence from 2017 occupies a rare 6,309sqm coastal holding on the coveted Karikari Peninsula. The scale is impressive, with 388sqm of solid construction, broad patios, and sliders that frame uninterrupted sea and headland views.

Inside, the aesthetic is intentionally simple and robust - ready to live now, and easy to personalise later. Two large living zones anchor the plan, flanked by three oversized bedrooms including a generous master suite with its own office or retreat. There is an abundance of storage that includes a four car garage with internal access. A double-wide driveway swallows boats, trailers and visitor parking without a shuffle.

The position is the show-stopper. Elevated for outlook and peace of mind, yet flat, usable and remarkably private, it gives you room for gardens, games, future additions, possible subdivision or an additional dwelling. Step off the lawn and onto kilometres of sand for morning swims, evening walks, surf casting and effortless summer hosting.

A beachfront estate with presence, practicality and potential—rare in any market, rarer still here.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 3 Deposited Plan 493361 as shown on CT 719314
CV	$1,600,000 (2026/2027)
RATES	$6,452.24
DATE BUILT	2017
ZONING	General residential zone
LAND AREA	6,309sqm (more or less)
FLOOR AREA	388sqm (more or less)
BEDROOMS	Three bedrooms - Including master with walk in robe, ensuite and office. Bedroom 2 includes a walk in robe, bedroom 3 is extra large
BATHROOMS	Two plus seperate shower in laundry
LIVING AREAS	Two large living areas
OFFICE	Behind master
SEPARATE TOILET	Two
KITCHEN	Recycled Rimu cabinets, granite tops
APPLIANCES	Double oven, waste master, dishwasher, gas hob (bottled gas), downdraft extractor fan
LAUNDRY	Separate - Wet room including shower
HEATING	Underfloor heating provision through most of the house - Pipes have been installed but no heatpump has been installed for its operation. Rinnai Gas fire in lounge (bottled gas)
PARKING	Four bay garage plus ample concrete off-street parking
INSULATION	Batts in walls and ceilings
WATER HEATING	Gas water heating for the main of the house Ensuite has its own electric hot water cylinder in hot water cupboard
ROOF	Coloursteel
JOINERY	Double glazed aluminium, tinted glass
CLADDING	Brick
FLOOR	Concreate with tiles, carpet coverings
WATER SOURCE	22,500 ltr concrete tanks x2 - Partially buried
WASTE	Mains
INTERNET	Connected to Fibre - located in hallway cupboard Due to the expansive floor area a mesh system is required for Wifi reach Bedroom 3 has a powerline extender

CHATTELS

Orbi Mesh System RBR20, Double automatic garage doors x2 with 3 remotes, Window treatments, Central vacuum system, Clothesline, Fisher & Paykel dishwasher, Electric double oven, Parmco 4-burner gas hob with downdraft extractor, Parmco waste disposal unit, 3x extractor fans (bathrooms and laundry), Fixed floor coverings, Heated towel rails x2, Gas califont, Hot water cylinder (ensuite), Light fittings, Smoke detectors, TV in lounge with wall bracket, Keyless entry lock, Retractable washing line (garage), Robot lawn mower

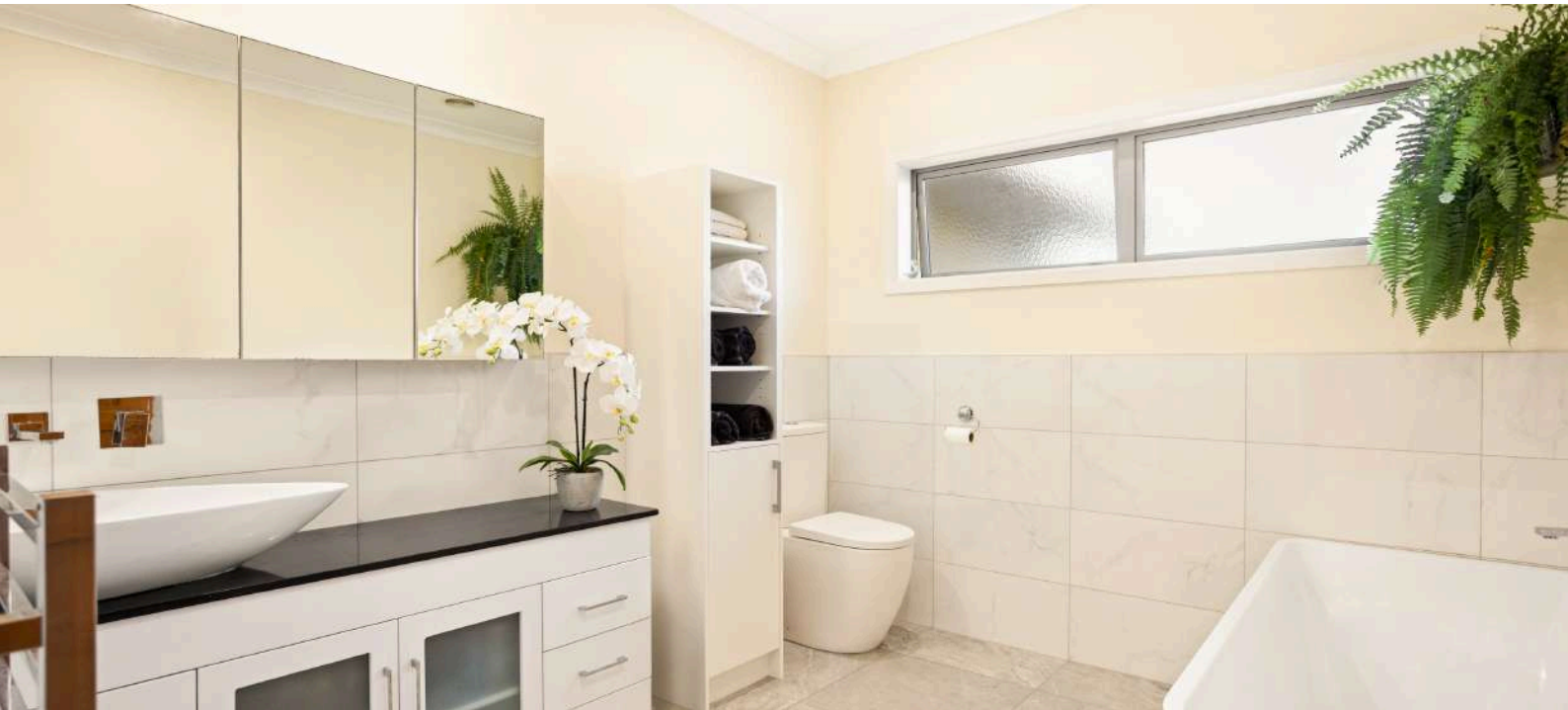
ADDITIONAL DETAILS

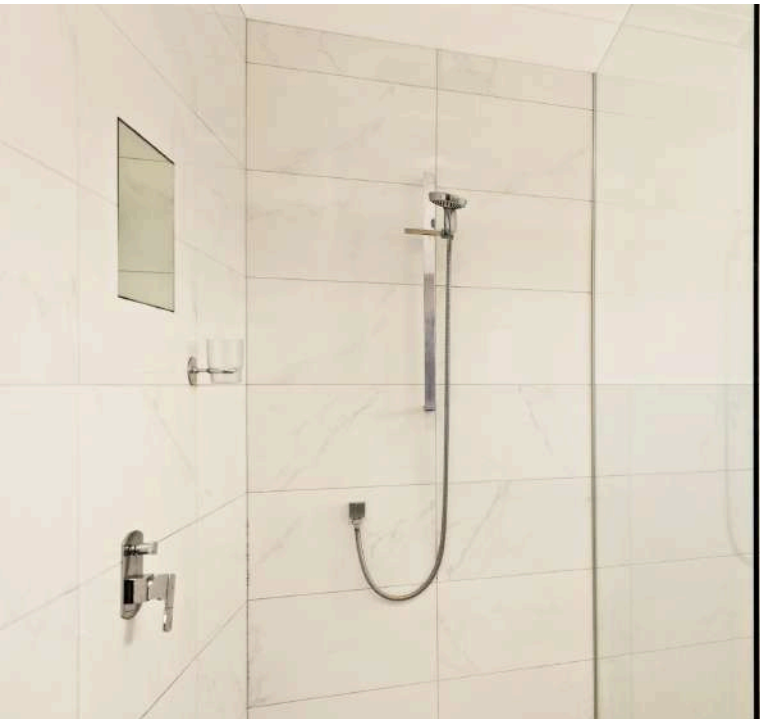
- Internal doors wider than average
- Wheelchair access
- Tokerau Bay – Bay View Store and petrol station nearby
- Absolute beachfront location
- Internal doors crafted from recycled Rimu
- Double-width driveway with 6-inch truck-grade concrete
- Reserve adjacent to the property on the northern boundary with a track providing direct beach access
- Expansive outdoor parking area
- Ratepayers and Residents Association available (optional $15 annual fee) – provides a community voice to council and organises activities such as book club, garden club, hall committees, crafts, stalls, and market days.
- Local hall provides market days venue for bday parties and weddings
- Opportunity for B&B or multi-generational living
- Carrington Golf Club and Resort nearby (includes tennis courts)
- Beach access for boat launching
- Large section for campers, boats, guests, parking, minor dwelling and investigation into subdivision possibility
- The double driveway is for sole access to 245 Tokerau Beach Road
- Kaitaia and Mangonui only 30min drive away (give or take)

DISCLOSURES

Originally designed as the Global Fibre 8, the property was rebuilt in 2017 under the design brief of Vernan Building Consultants, featuring a brick exterior and new internal wall linings. - See LIM report

PHOTO GALLERY

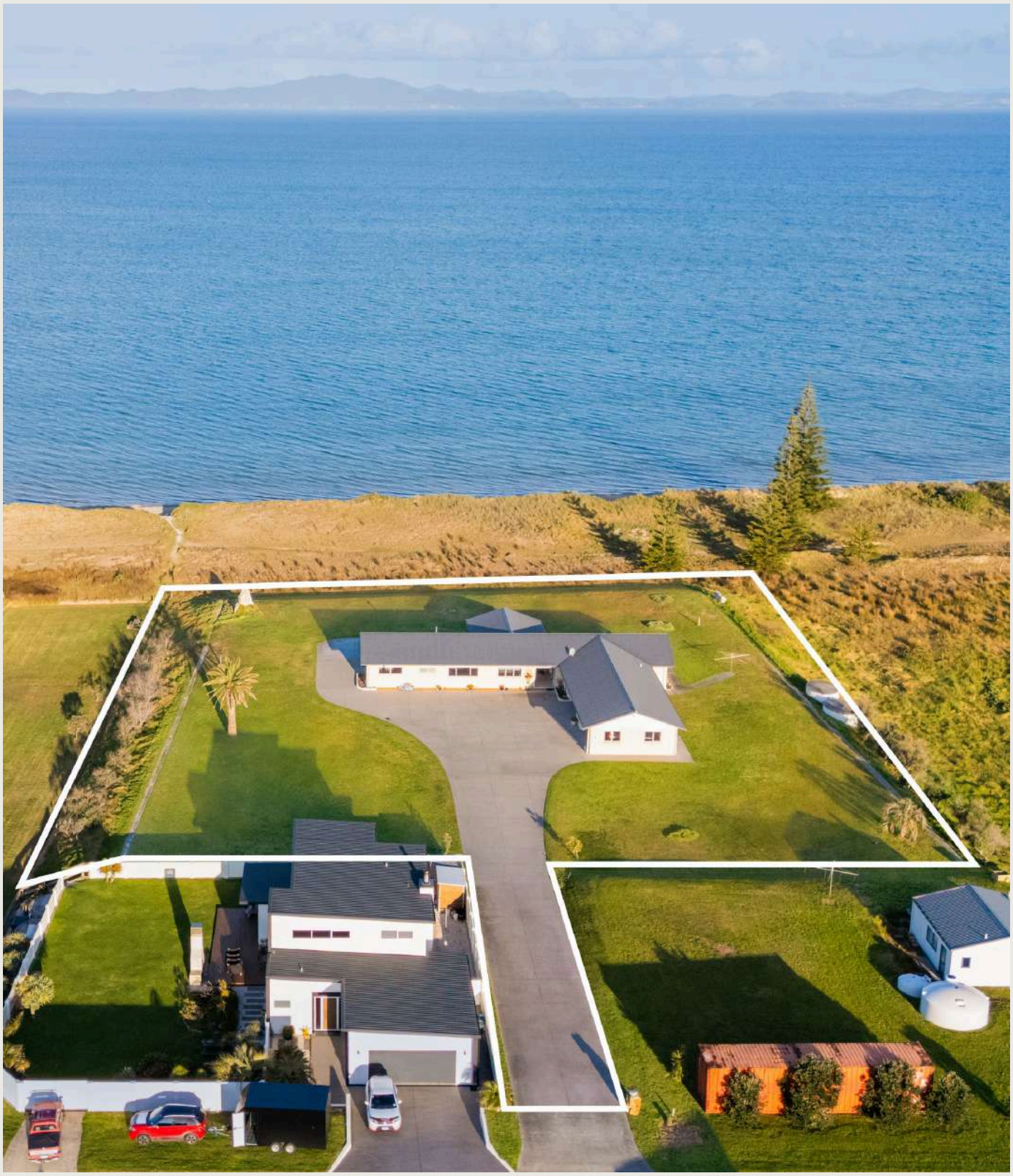




FLOOR PLAN

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

CERTIFICATE OF 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	**719314**
Land Registration District	**North Auckland**
Date Issued	18 August 2016

Prior References
580889

Estate	Fee Simple
Area	6309 square metres more or less
Legal Description	Lot 3 Deposited Plan 493361

Registered Owners
Karen Urlich

Interests

Subject to Section 59 Land Act 1948

9240819.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 16.11.2012 at 3:18 pm

Subject to a right to drain water and sewage over part marked A on DP 493361 created by Easement Instrument 10498621.2 - 18.8.2016 at 10:21 am

Some of the easements created by Easement Instrument 10498621.2 are subject to Section 243 (a) Resource Management Act 1991 (see DP 493361)

Subject to a right (in gross) to drain sewage over part marked C on DP 493361 in favour of Far North District Council created by Easement Instrument 10498621.3 - 18.8.2016 at 10:21 am

The easements created by Easement Instrument 10498621.3 are subject to Section 243 (a) Resource Management Act 1991

10498621.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 18.8.2016 at 10:21 am

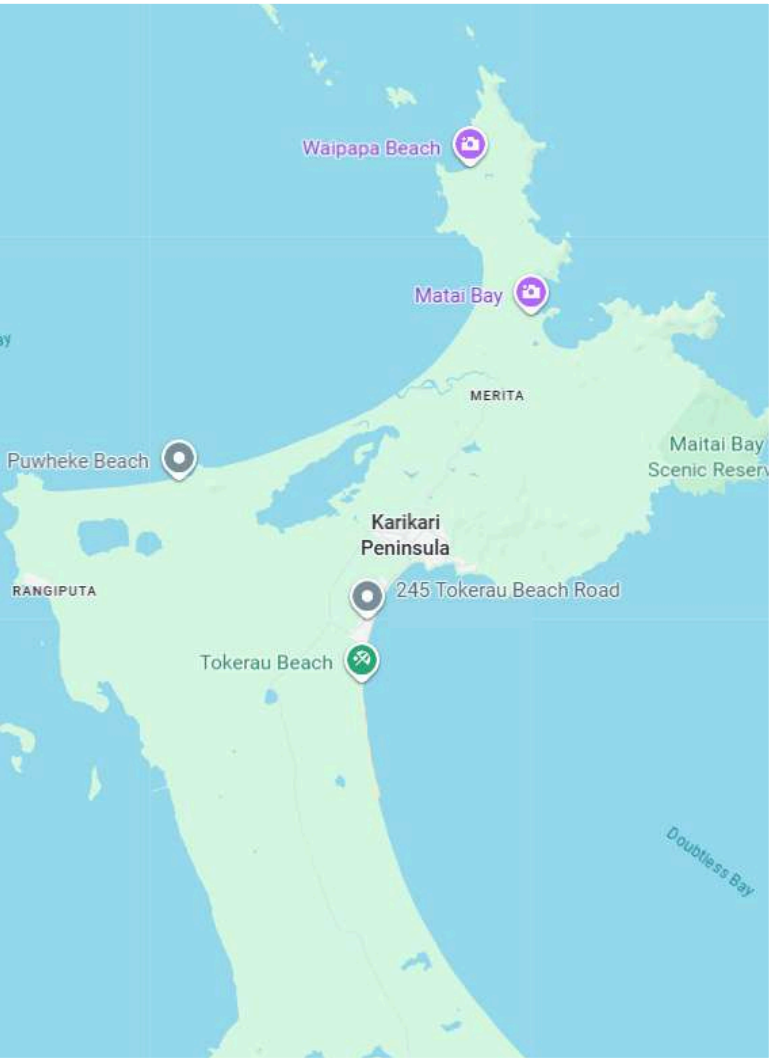
11080039.1 Variation of Consent Notice pursuant to Section 221(5) Resource Management Act 1991 - 26.4.2018 at 11:40 am

LOCATION MAP

Renowned for its unspoiled beauty and relaxed pace, the Karikari Peninsula captures the very essence of Far North living. Framed by turquoise waters and powder-white sand, this sought-after coastal enclave offers an idyllic lifestyle where every day feels like a holiday.

From the sweeping shores of Tokerau Beach to the sheltered bays of Maitai and Rangiputa, residents enjoy world-class fishing, boating, and swimming right on their doorstep. The area's warm microclimate nurtures local vineyards and olive groves, while the nearby Carrington Estate provides fine dining and a championship golf course set against panoramic sea views.

Only a short drive from Kaitaia and within easy reach of Cape Reinga, the Karikari Peninsula blends natural beauty, community warmth, and everyday convenience — a place where serenity meets opportunity.



- 700m to Boat ramp (end of Melissa Road)
- 1.6km to Boat Ramp (Tokerau beach Road)
- 2.3km to Bayview Store
- 2.2km to Tuatua Tavern
- 4.0km to Whatuwhiwhi beach and boat ramp
- 4.1km to Carrington Estate
- 8.3km to Matai Bay
- 12.9km to Puwheke Beach
- 9.6km to Rangiputa
- 21.6km to Taipa
- 29.1km to Mangonui (26min drive)
- 35.0km to Kaitaia (31min drive)

RENTAL APPRAISAL

LICENSED REAA 2008

BARFOOT & THOMPSON
PROPERTY MANAGEMENT

Rental appraisal

Thank you for giving us the opportunity to appraise your property.

Property:
245 Tokerau Beach Road, Karikari

Prepared for:
To whom it may concern

Prepared on:
17 Oct 2025

Bedrooms : **3**

Floorplan : **N/A**

Bathroom : **2**

Exterior : **N/A**

Description

- Please note this rental appraisal is based on the property being healthy homes compliant.
  Please note this rental appraisal is baesd on information provided, I have not viewed the property.
- 3 bedrooms
- 2 bathrooms
- Large open plan kitchen, dining and 2 living areas
- 4 car garaging
- Stunning water views

The most up-to date data and market statistics have been used to compare your property with similar, recently rented properties in the area.

Based on these facts and figures and our knowledge of the local market, the weekly rental indication for your property is the price range below.

This is an indication of what you can expect for your property in the current market. The number of comparable properties used for this analysis can vary and influence the accuracy of the price range indicated below.

Our property management team work hard for you to ensure the best returns for your investment property. I look forward to discussing this appraisal with you.

If you need any further advice we look forward to being of assistance.

I appraise this property to have a rental value between $700-$720 per week.

Disclaimer: This rental assessment does not purport to be a registered valuation. It is based on:

- today's market–values may be affected by market conditions and peak/non-peak seasons
- the property complying with all relevant legal requirements, including under tenancy, building, health, safety and healthy homes legislation in so far as they apply to the property. Barfoot & Thompson make no representation and give no warranty that the property currently meets these requirements and the purchaser/recipient of this appraisal is advised to seek their own advice.

Jo Leane

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NOTES

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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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