# PROPERTY BROCHURE

264 Bee Bush Road, Dargaville Surrounds



Pocklington

REAL ESTATE



# Escape to Your Own Piece of Country

3 1 1 1 78m² 759m²

If you've been dreaming of a quieter way of life, this beautifully presented rural home is ready to welcome you.

Set on a 759m² section (more or less), the property is surrounded by manicured gardens, established orchard, productive vegetable garden and plenty of outdoor space to relax and enjoy. The home was relocated to its current position in 2008 and has been thoughtfully cared for, offering a wonderful opportunity to simply move in, unpack and enjoy.

Inside, you'll find three bedrooms, one bathroom and inviting open-plan living, with the lounge flowing effortlessly onto the deck, the perfect spot for morning coffees, afternoon relaxation or entertaining friends.

Comfort is taken care of with a heat pump, double-glazed aluminium joinery throughout, and practical features including a single internal-access garage with electric door and generous off-road parking.

For those looking for a more self-sufficient lifestyle, there's also an impressive 50,000 litres of water storage across two tanks.

This is country living without the compromise. Enjoy the peace and space of your rural surroundings while still being only a short drive from Dargaville.





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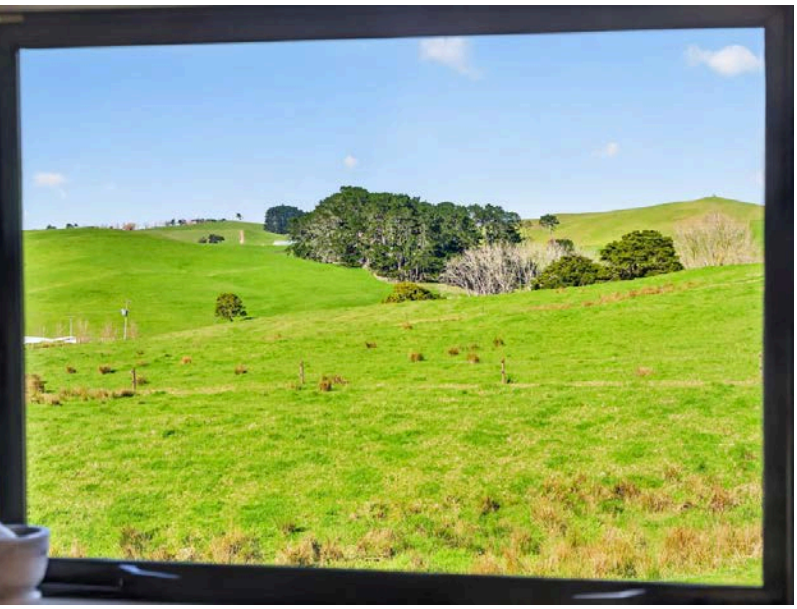




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# KEY PROPERTY DETAILS

| | |
|---|---|
| LEGAL DESCRIPTION | Lot 8 Deposited Plan 34338 as in Title NA968/70 |
| CV | $320,000 |
| RATES | $1,937.03 |
| LAND AREA | 759sqm (more or less) |
| FLOOR AREA | 78ssqm |
| NO. OF LIVING AREAS | Open plan living area which flows out to the deck area |
| BEDROOMS | Three |
| BATHROOMS/TOILETS | One |
| PARKING | Single internal access garage and ample off-road parking |
| DATE BUILT | Sunshine home relocated in 2008 |
| CLADDING | Pallside weatherboard |
| ROOF | Colorsteel |
| FLOOR | Carpet and vinyl |
| JOINERY | Double glazed aluminium |
| INSULATION | Underfloor |
| HEATING | Heatpump |
| WATER HEATING | Eletric - installed 2021 |
| WATER SOURCE | Two tanks - 50,000L |
| WASTE | Hynds septic tank |
| INTERNET | Broadband (Wireless and satellite also available) |

| | |
|---|---|
| CHATTELS | Window treatments, Electric oven, Gas hob/cooktop, Fixed floor coverings, Heated towel rail x1, Heat pump x1 and remote x1, Infinity water heating system, Light fittings, Smoke detectors, Gas bottles x2, Water pump, work bench |

# 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** | **NA968/70** |
| **Land Registration District** | **North Auckland** |
| **Date Issued** | 09 March 1951 |

**Prior References**
NA767/87 NA84/152

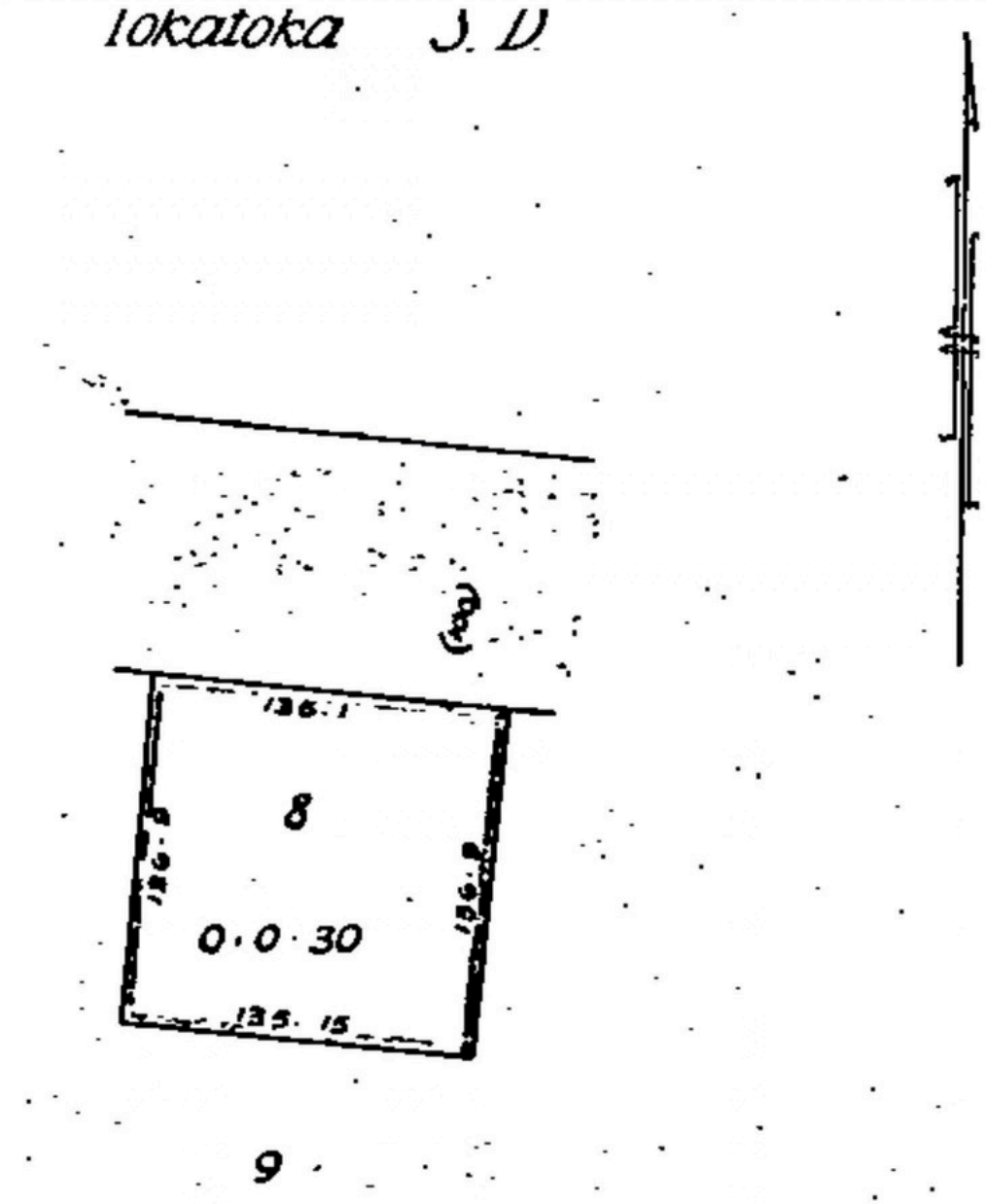
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|---|---|
| **Estate** | Fee Simple |
| **Area** | 759 square metres more or less |
| **Legal Description** | Lot 8 Deposited Plan 34338 |

**Registered Owners**
Thomas Willock, Anne Christine Willock and Cornwall Trustees 44 Limited

**Interests**

# LEGAL TITLE








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# RENTAL APPRAISAL



## Rental appraisal

264 Bee Bush Road, Arapohue, Kaipara District

3 bedroom, 1 bathroom house with a single car space located at 264 Bee Bush Road, Arapohue, Kaipara District. This charming home offers a cozy living space with a floor area of 78 sqm on a 759 sqm land. In a peaceful rural setting, it's perfect for families. The property is in a serene area with no specific schools in zone.

3 1 1 78m²

**Rental details**

**Current market value** (p/w)
$540-$580

**Type**
House

**Date**
July 2, 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

# 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.

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# NOTES

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