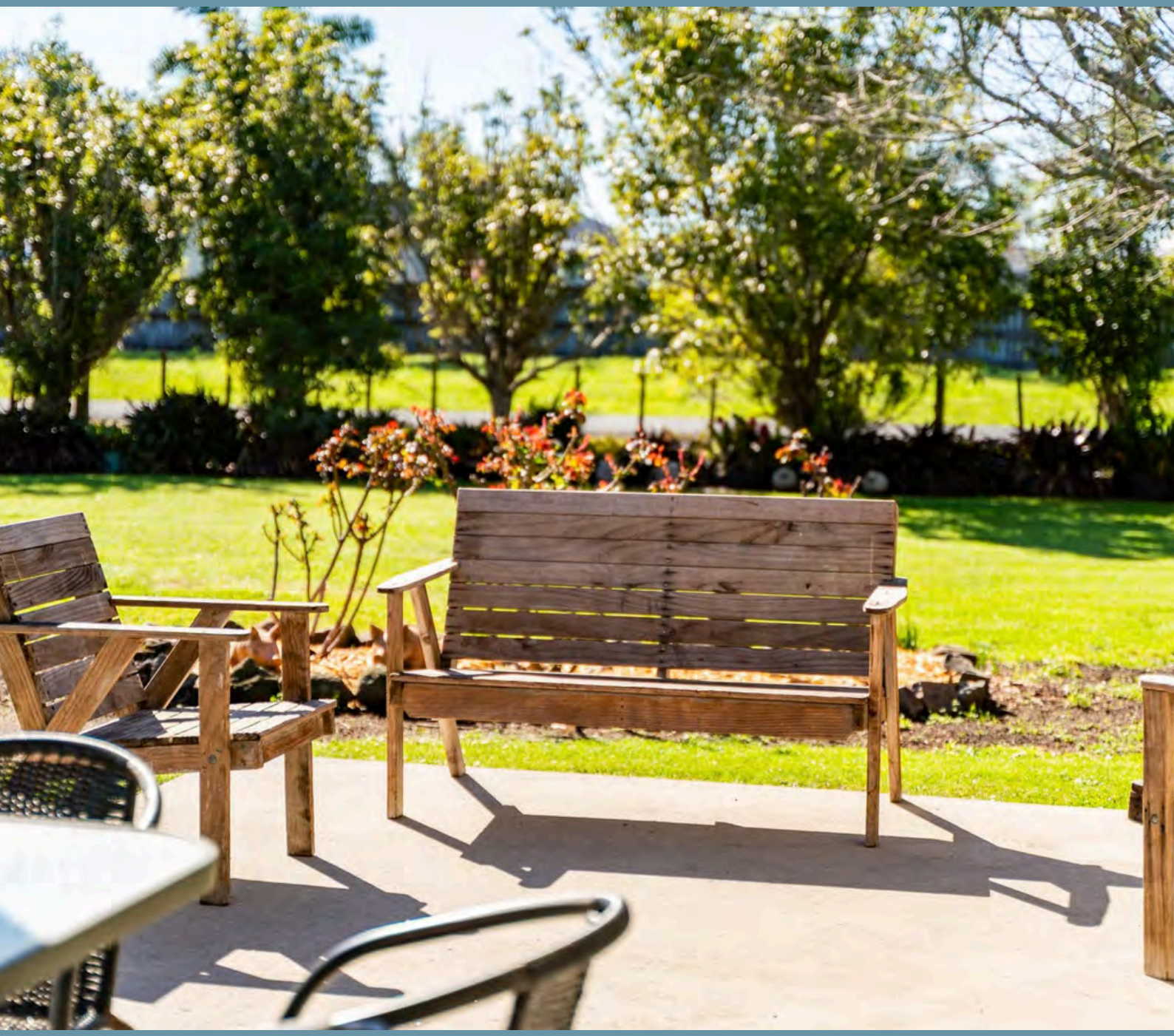
PROPERTY BROCHURE

65 Murdoch Street, Dargaville



Pocklington

REAL ESTATE



A Home with Room for Everyone

4 1 2 3 137m² 3,290m²

Set on the outskirts of town, this fantastic property offers space, flexibility, and plenty of potential for the whole family. Set back from the road and surrounded by established gardens, this charming 1970s home sits beautifully on a generous 3,290sqm (more or less) section. With one title comprising three lots, there's an abundance of space both inside and out for the whole family to enjoy.

Step inside and you'll find a welcoming home with plenty to offer. The open-plan living, kitchen and dining area creates a great central space for family life, with ranch sliders opening out to the outdoors and making entertaining and everyday living a breeze. The home features three large bedrooms, each with wardrobes, along with an updated bathroom and the added convenience of a separate toilet. There's also a dedicated laundry room, providing excellent functionality for a busy household.

But there's even more to discover outside. The double carport provides excellent covered parking, while the additional accommodation offers fantastic versatility. A fourth bedroom with its own ensuite could be ideal for teenagers, extended family, guests, or even those wanting a little extra privacy. There's also an additional room that could easily be used as a home office, hobby room, storage space, or whatever best suits your needs. Outside, the established gardens and generous grounds provide plenty of room for children, pets, entertaining, gardening, or simply enjoying the peace and privacy that comes with having space around you.

Whether you're looking for a family home with room to grow, extra accommodation for extended family, or simply a property where you can enjoy the freedom of a larger section, this one is well worth a look. With its convenient location on the outskirts of town, generous landholding, flexible living spaces, and established gardens, this is a home that offers plenty of opportunity.

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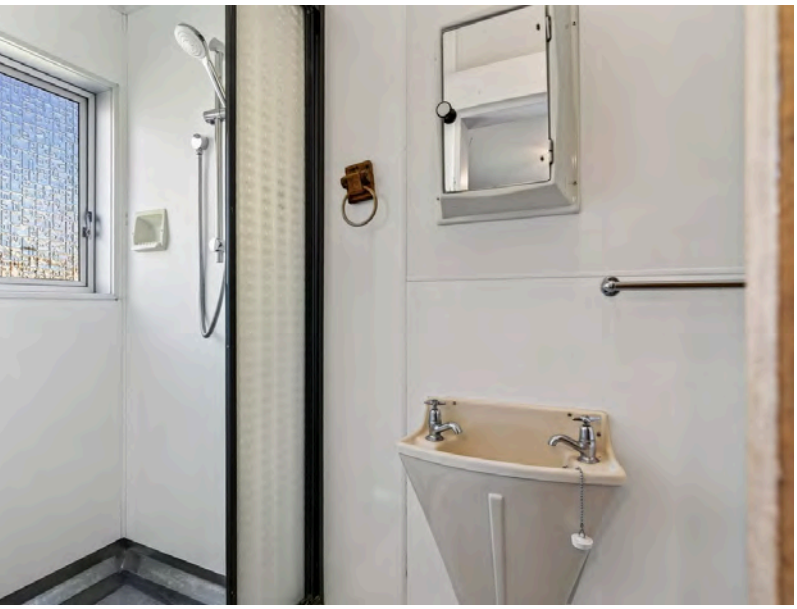














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KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 67-69 Deposited Plan 10919 in Title NA35D/202
CV	$590,000
RATES	$2,739.39
LAND AREA	3,290sqm (more or less)
FLOOR AREA	137sqm
NO. OF LIVING AREAS	One open-plan living area
BEDROOMS	Four - three in main home plus sleepout
BATHROOMS/TOILETS	Two - one in main home and one in sleepout
PARKING	Double carport plus ample off-street parking
DATE BUILT	1970's
CLADDING	Brick
ROOF	Colorsteel
FLOOR	Concrete slab with carpet and vinyl
JOINERY	Aluminium
INSULATION	Ceiling
HEATING	Heat pump in lounge
WATER HEATING	Electric
WATER SOURCE	Town supply
WASTE	Septic tank
INTERNET	Broadband

CHATTELS	Window treatments, Clothesline, Dishwasher, Electric stove, Fixed floor coverings, Garden shed x1, Heat pump x1, Light fittings, Smoke detectors x4

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	**NA35D/202**
Land Registration District	**North Auckland**
Date Issued	28 January 1976

Prior References
NA26B/1267

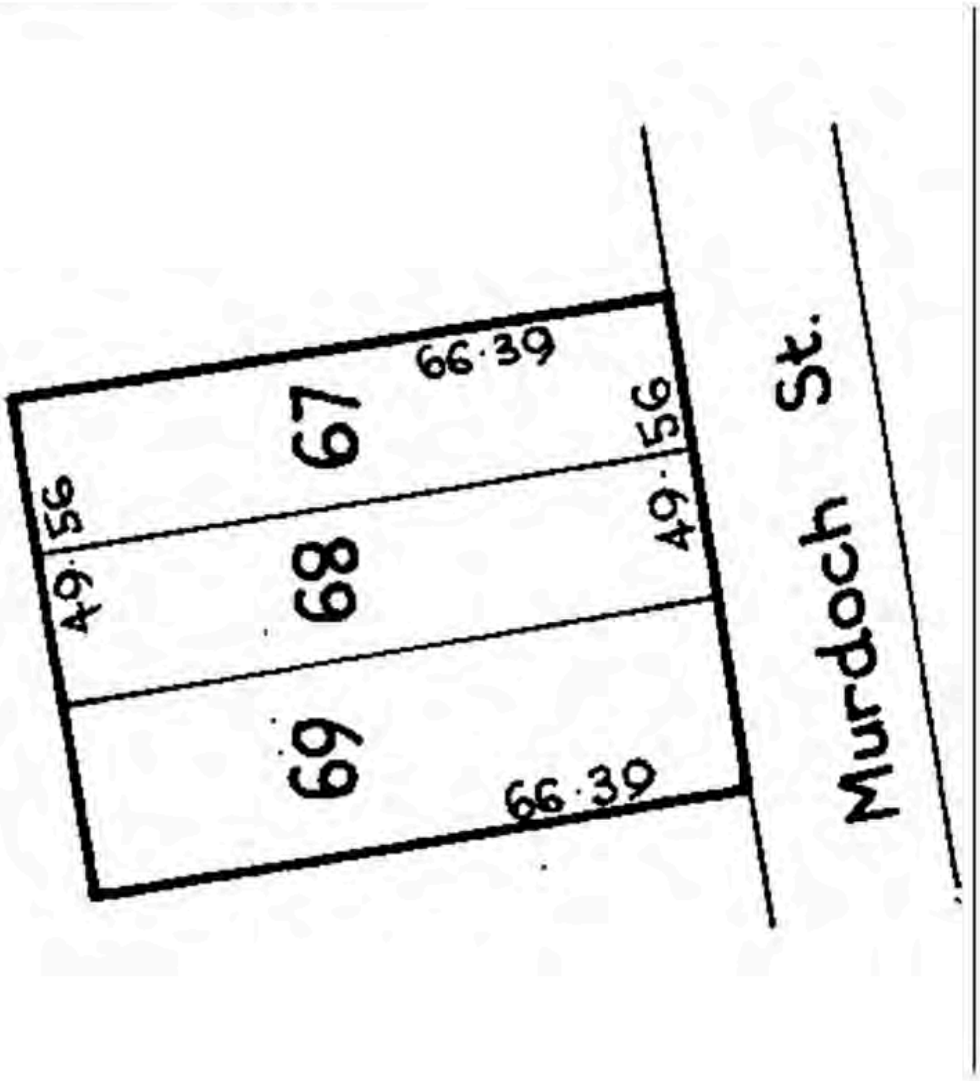
Estate	Fee Simple
Area	3290 square metres more or less
Legal Description	Lot 67-69 Deposited Plan 10919

Registered Owners
Patricia Eileen Russell, Peter Robert Russell and Hammonds Trustees 2012 Limited

Interests
10712237.2 Mortgage to ASB Bank Limited - 3.3.2017 at 9:47 am

LEGAL TITLE

Identifier **NA35D/202**



RENTAL APPRAISAL



Rental appraisal

65 Murdoch Street, Dargaville, Kaipara District

Gardeners retreat this 4-bedroom, 1 bathroom home with 2 car spaces located at 65 Murdoch Street, Dargaville. This spacious house features a 140 sqm floor area on a 3290 sqm land. In zone for Dargaville Primary School. Enjoy the convenience of being close to local sporting facilities, enjoy watching the weekend school sports and of course cheering on the Western Sharks!

4 1 2 140m²

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
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.

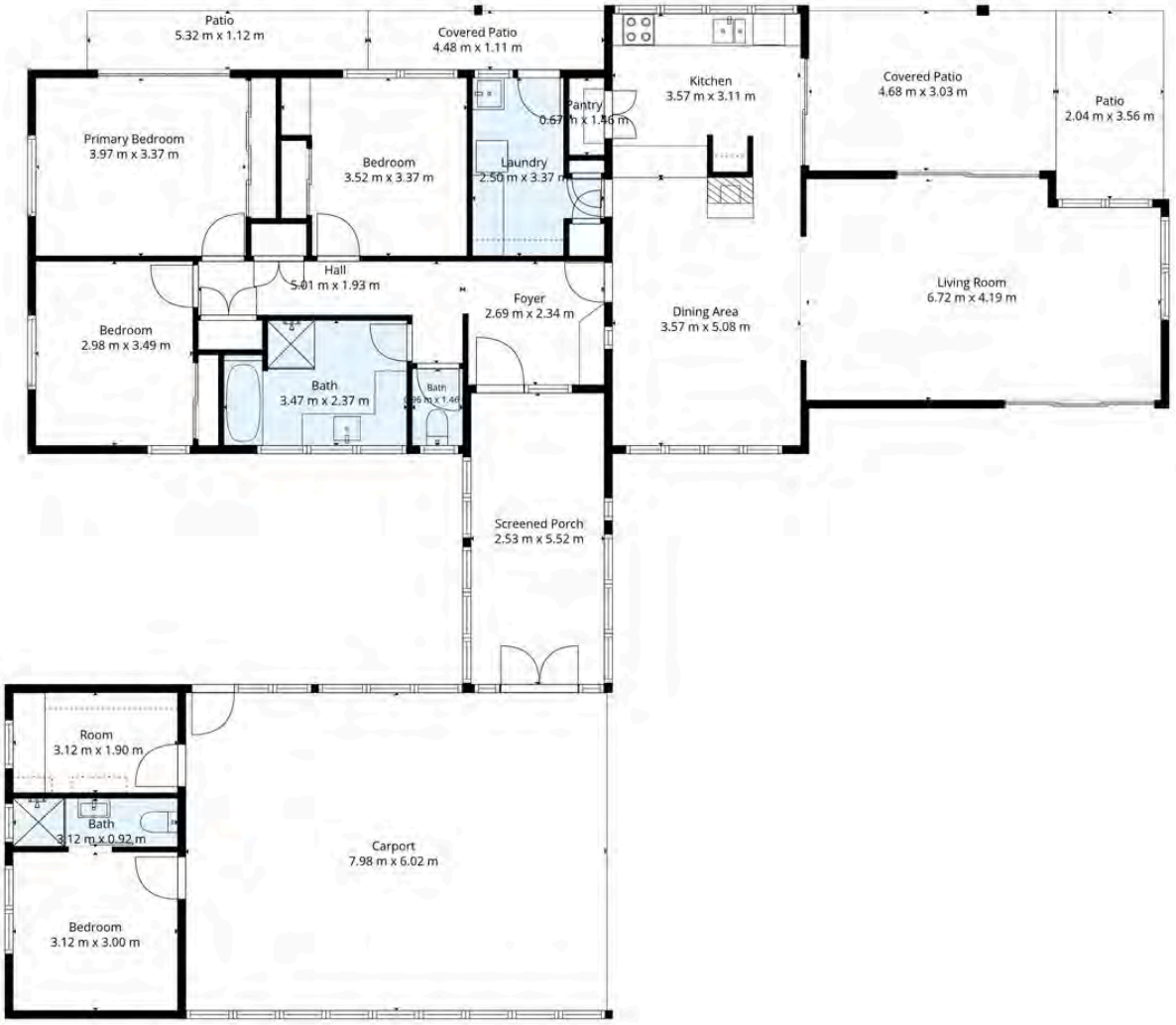
It is presumed, solely for the purposes of this appraisal, that the property complies with the Residential Tenancies Act 1986 and Healthy Homes Standards 2019, or would be compliant or exempt at the time of letting. Interested parties should obtain independent legal and professional advice to determine 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.

BAYLEYS ALTOGETHER BETTER

Residential / Commercial / Rural / Property Services

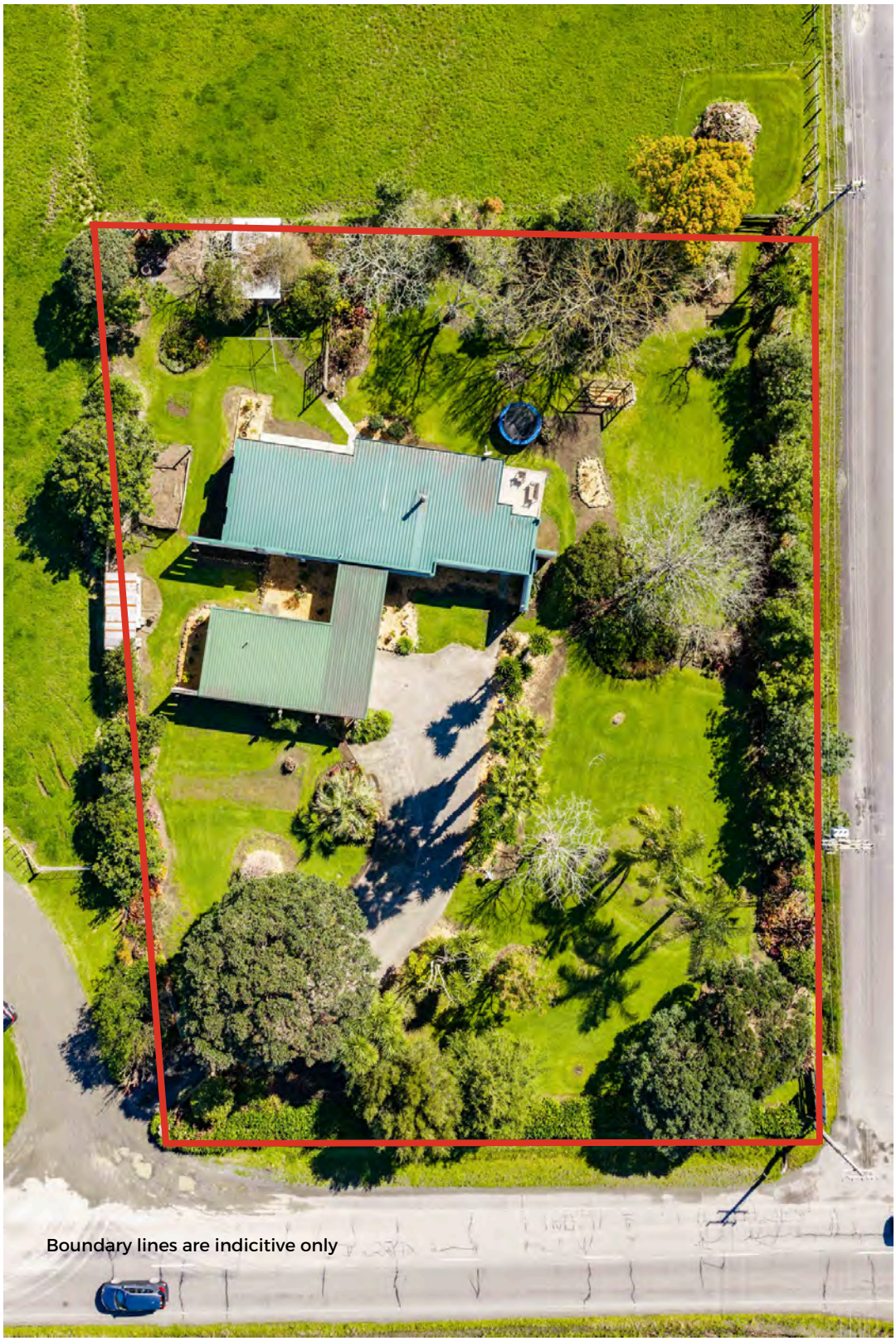
FLOOR PLAN



65 Murdoch Street, 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.

BOUNDARY MAP



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. Property is located the 100 year old flood zone as per council map which is available upon request.

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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