Mint

75 Millar Road, Haumoana

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75 Millar Road, Haumoana

Some homes are defined by their floorplan. This one is defined by the way it feels.

Designed by architect Graham Linwood and built in earth block and timber, this home has a solidity and warmth that is immediately apparent. The walls have texture. The timber glows in the sun. Deep window reveals frame views across lawn, mature trees and rolling land, extending to the Ruahine and Kaweka ranges, Napier Hill and glimpses of the sea.

It feels grounded in the landscape, rather than simply placed upon it.

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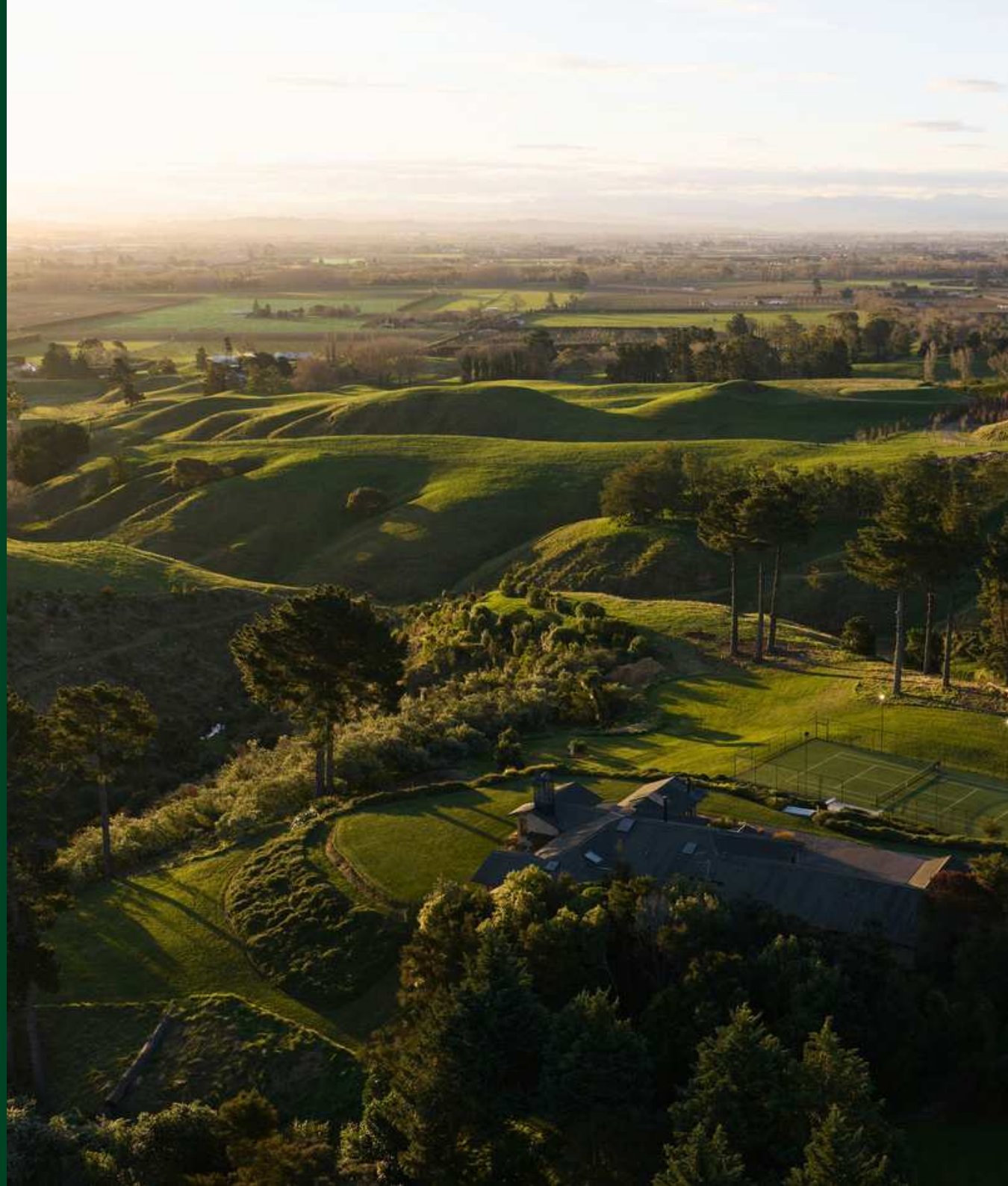
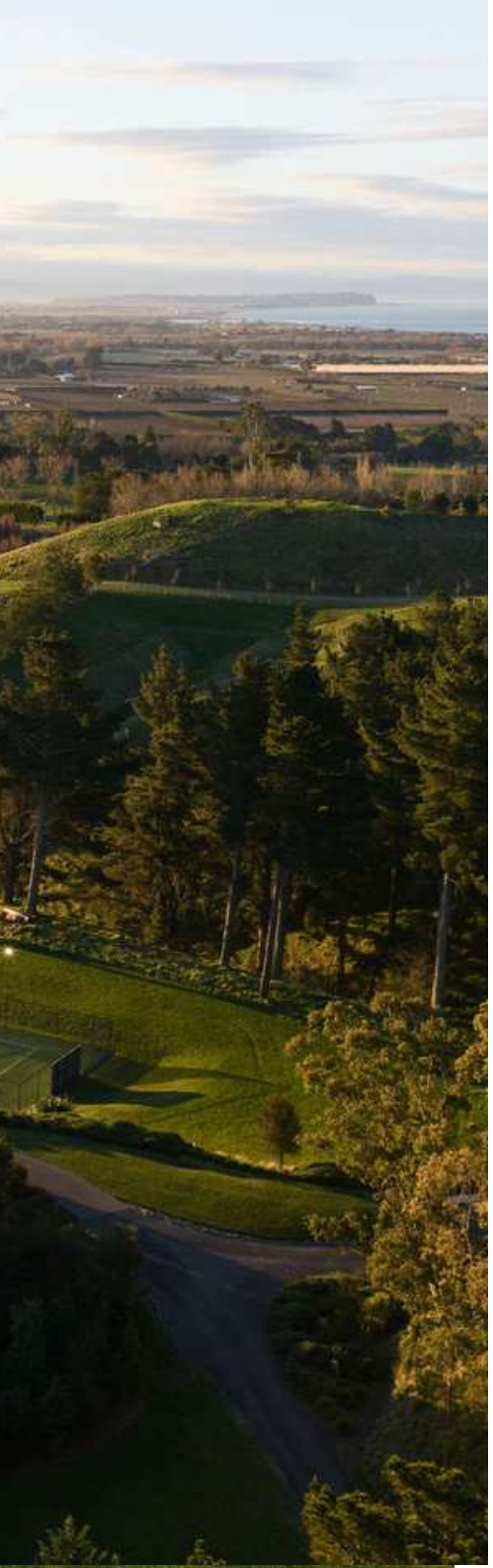
4 | 3 | 3 | 4 garage | shedding 100m2 | 409m2 | 7.5681 ha (more of less)

Legal & Council

LOCATION	75 Millar Road, Haumoana
LEGAL DESCRIPTION	LOT 1 DP 27544 & LOTS 1-3 DP 469465 1/2 SH IN LOT 4 DP 27544 1/4 SH IN LOT 2 DP 23328
CERTIFICATE OF TITLE	632040
ESTATE	Freehold
LAND AREA	7.5681 ha (more or less)
COUNCIL & RATES	
TERRITORIAL AUTHORITY	Hastings District Council
ZONE	TukiTuki Special Character
RATING VALUATION	$3,690,000
IMPROVEMENTS	$2,220,000
LAND VALUE	$1,470,000
RATES	$5,116.38 HDC $1,833.50 HBRC





Design & Build

BUILDING CONSENTS

ABA20011593 Erect new dwelling.
BC 03/2002. CCC 07/2003

Architect: Graham Linwood
Builder: Morgan Builders
Foundation: Concrete block and concrete slab
Earth block construction: 70% limestone, 20% granulated clay and 10% cement
Weather boards, window joinery and exterior door: Cedar
Spouting and downpipes: Copper (excluding a small approx. 800mm internal drain)
Roof: Coloursteel
Exterior soffits: Macrocarpa tongue and groove
Ceiling insulation: Wool
Interior feature ceilings: Macrocarpa tongue and groove

ABA20032113 Erect implement shed.
BC 11/2023.

Builder: Quin Builders
Detail: 3 bay 9m x 7.8m
Vertical corrugated iron

ABA20111029 Erect boat shed
BC 12/2011. CCC 03/2013

Detail: 7.5m x 5m x 3.3m high
Coloursteel roof and wall
Concrete pad
Water and power
Built-in fish filleting station and stainless-steel sink

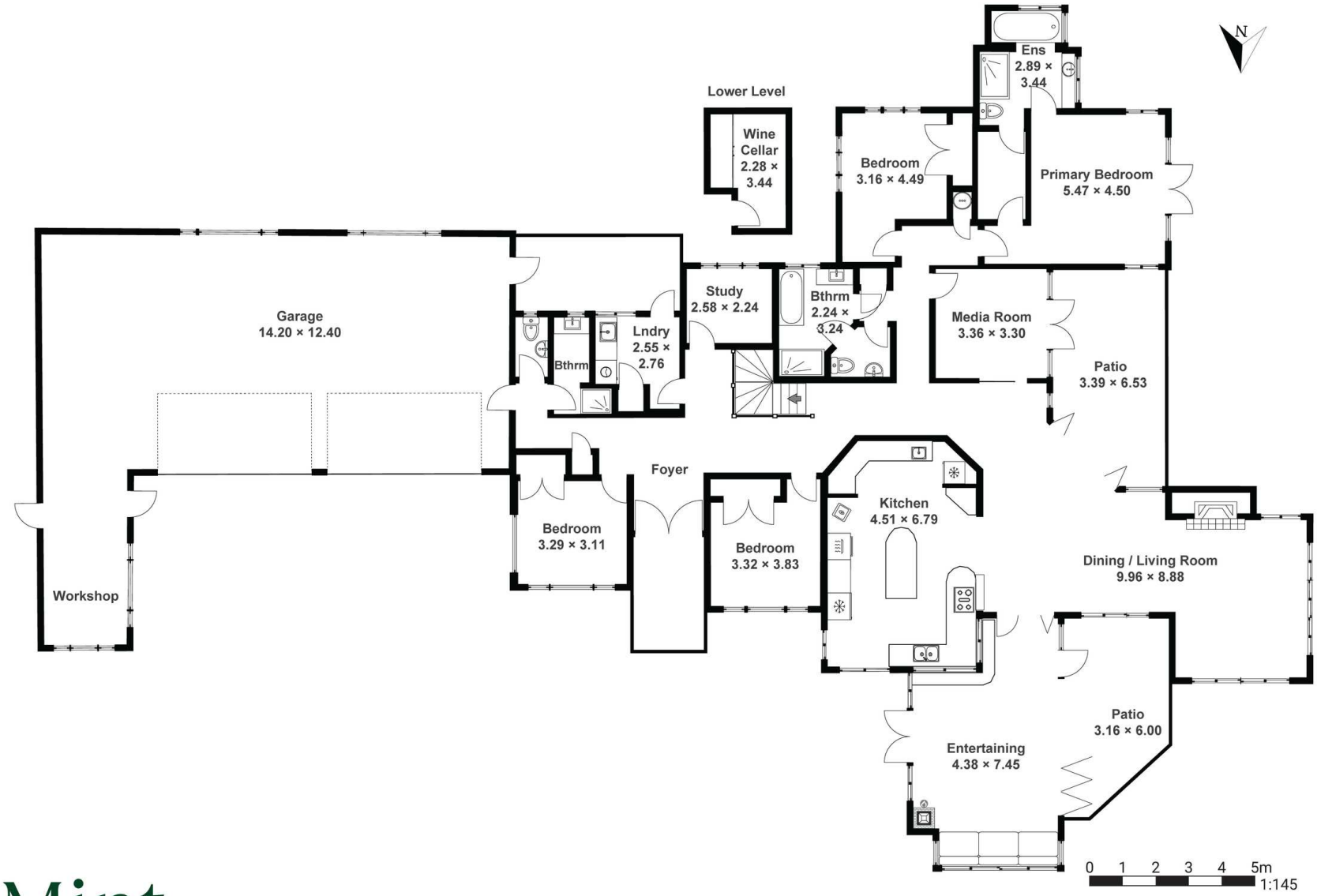
RMA20260191 Resource consent to undertake a rural lifestyle subdivision.
Granted 07/2026.
To create two sites – Lot 1 the existing house site – 4.810 ha & Lot 2 2.726 ha

REPORTS AVAILABLE

· Title
· Floor Plans
· LIM
· Building report

SCHOOL ZONES

Haumoana School - Year 1-6
Havelock North Internediate - Year 7-8
Havelock North High School - Year 9-15
Hukarere Girls College - Year 9-15
Hereworth - Year 1-8
Iona College - Year 7-15
Woodford House - Year 7-15
ST John's College - Year 9 - 13
Hastings Boys High School - Year 9-15
Lindisfarne College - Year 7 - 13



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FOR VISUAL PURPOSE ONLY Drawings are approximate only and to be used for visual representations ONLY. We measure internal spaces and not the exterior. Measurements should be verified by the buyer. We take no responsibility for omissions and errors. floorplanshb.co.nz

A Closer Look

WATER SUPPLY
Communal bore pump fed to three shared central storage tanks. Two 25,000L house water tanks fed by water pump
Water softener

IRRIGATION
Automated pop-up irrigation

WATER HEATING
Electric water cylinder x 2
Electric water cylinder/ Wetback system x 1

POWER
Standard mains power

SEPTIC
Enviroflow

INTERNET
Wireless broadband – Wireless Nation

HEATING
Open wood fires x 2
Much Wenlock freestanding wood-burner - wetback system
Radiators x 4 - electric or wetback
Mitsubishi heat pumps x 2
Underfloor heating

- Kitchen
- All bathrooms

A Closer Look

House chattels/fixtures

Kitchen & Living
Window treatments
Fixed floor coverings
Light fittings
Fisher & Paykel 1.5 oven
Fisher & Paykel 5 hob Gas cooktop
Extractor fan (not operational)
Fisher & Paykel Dish Drawer x2
Fisher & Paykel Fridge/ Freezer
Panasonic Microwave
TV Cabinet
Speakers - Sony x4 wired
Large copper framed mirror
Coat rack
Hot Water cylinder x3
Custom made corner sofa & squabs
Dining table
Dining chairs x 8

Bedrooms
Wooden ladder x2

Entertaining
Speakers - Wharfedale x2
Window seat squabs
Dining Table
Dining Chairs x8

Laundry
Washing Machine - Fisher & Paykel
Dryer - Frigidaire
Laundry Tub - Shaws Original

Study
Gun safe

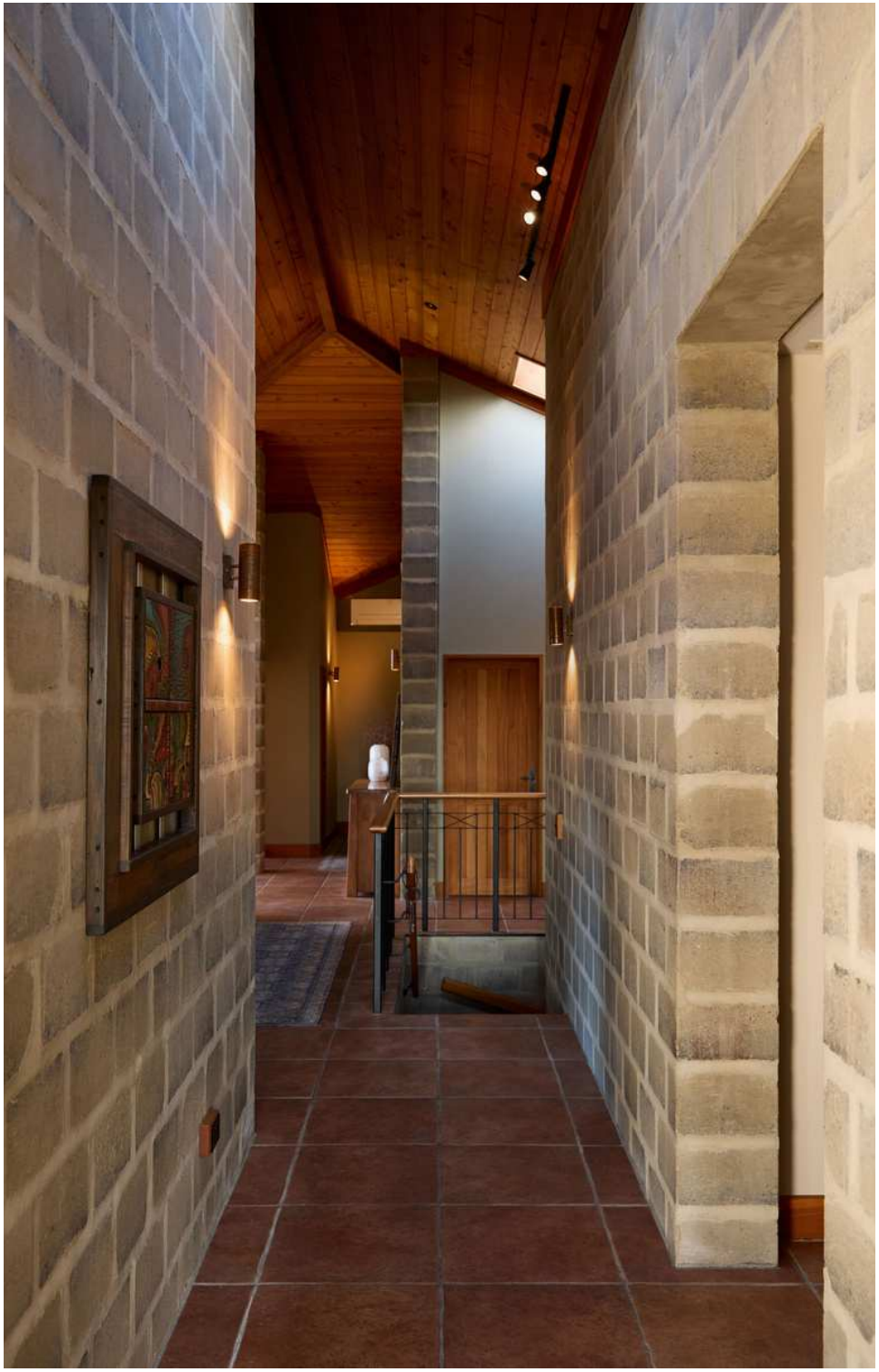
Wine Cellar
Custom built macrocarpa timber bench with cupboards
Wine Barrel
Mirror
Wine racking

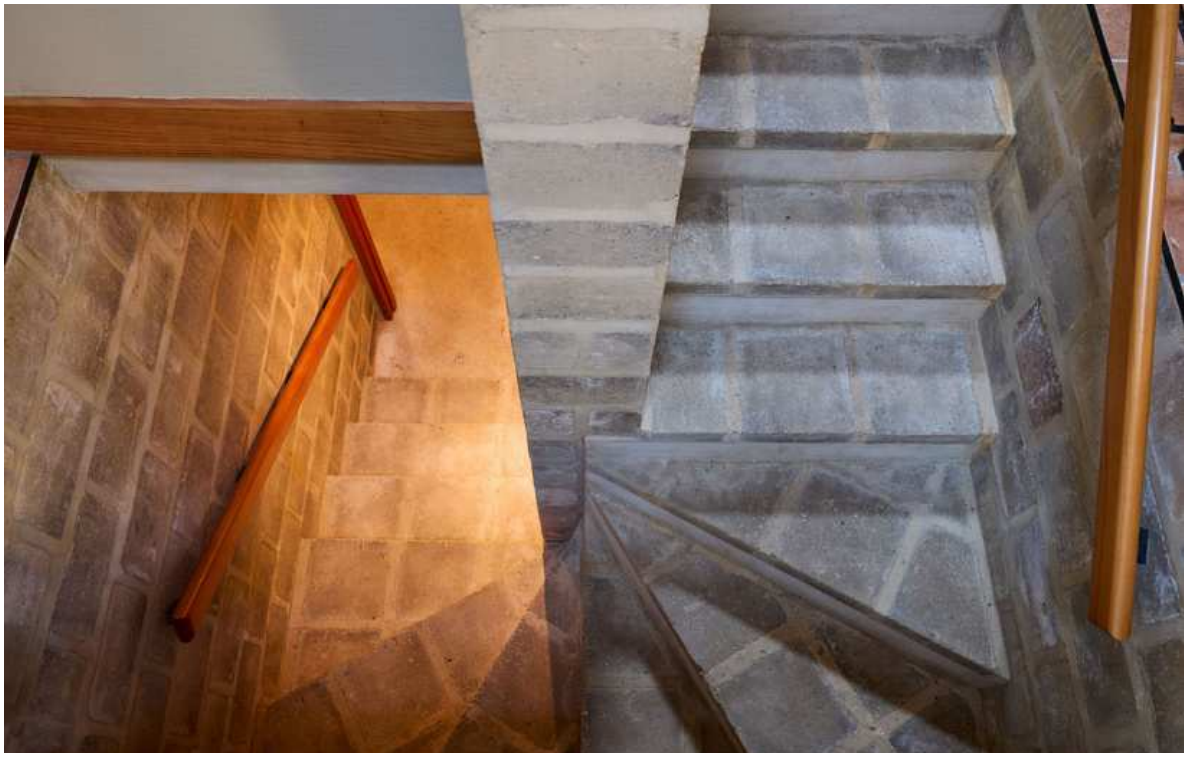
Garage
Water softener
Hunter Irrigation System Controller
Workshop – bench, racking, shelves, vice
Automatic doors x2
x2 Garage door remotes for each door – 4 total

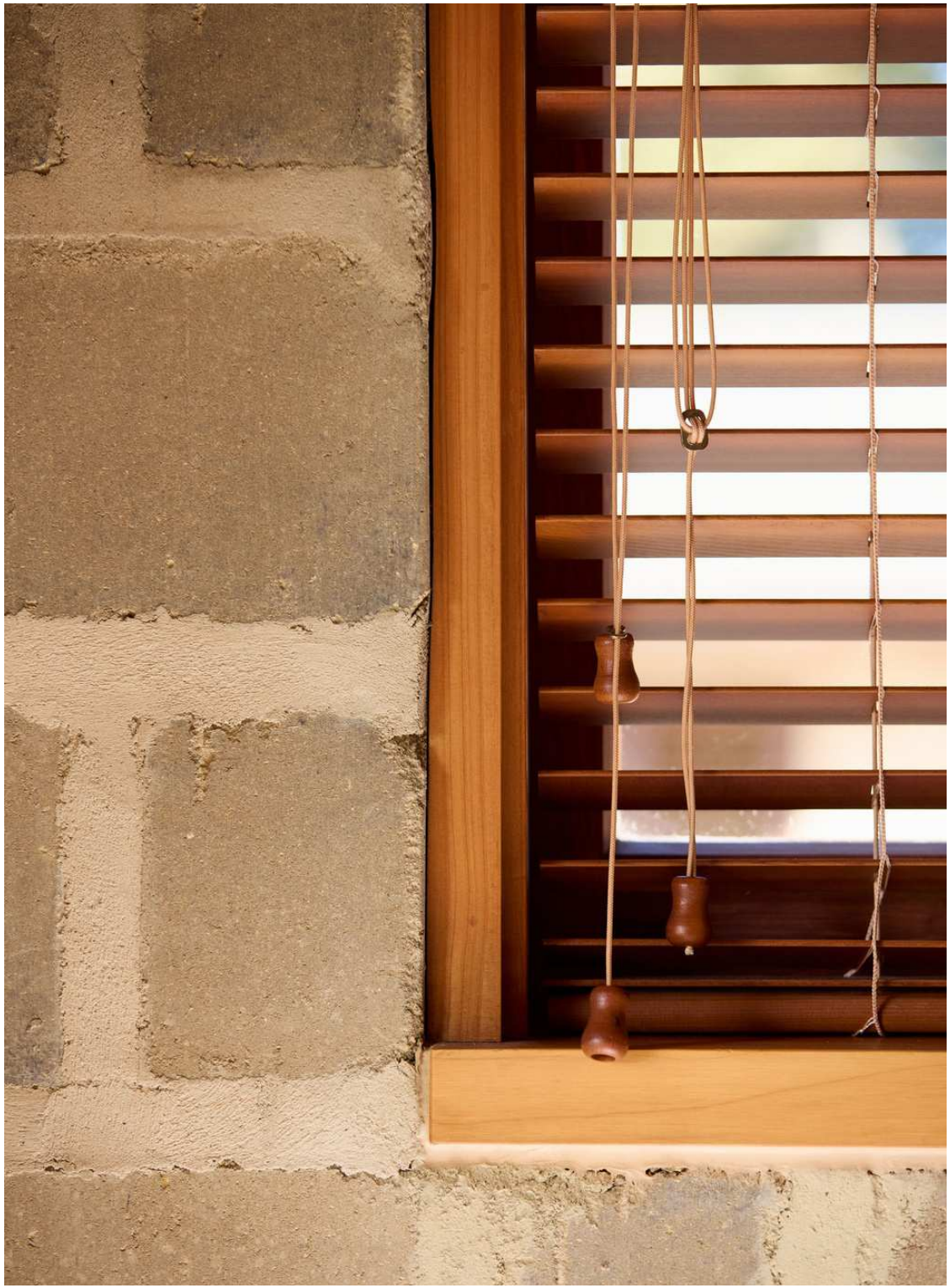
Outdoor & Lifestyle
Speakers - Boston x2
Tennis court & accessories
- Astro turf
- Halogen lights 4

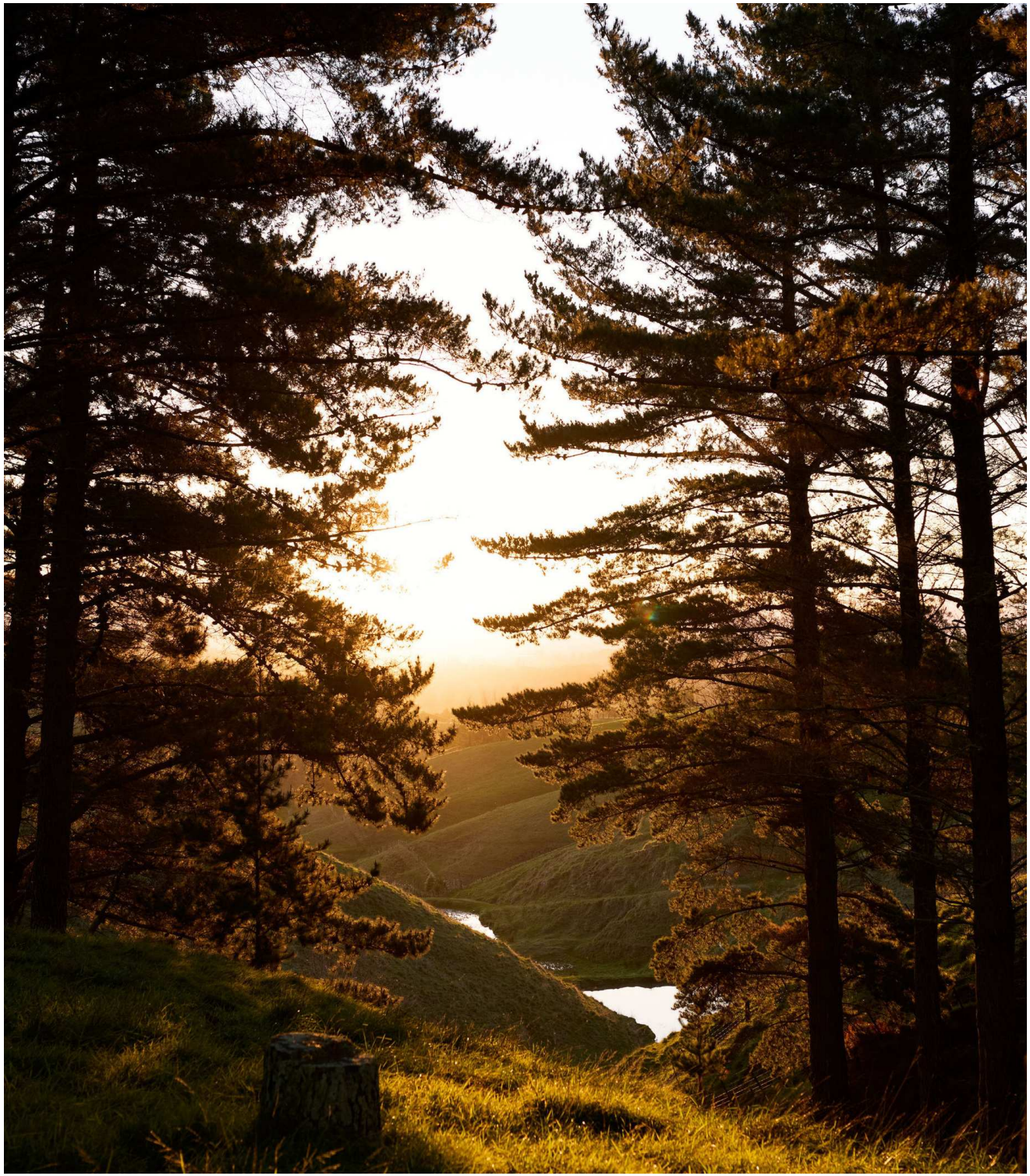
Filleting station
x1 Water tank (northern most tank) situated at 73 Millar Road
1/3 share in 3 x water tanks located in the communal area
1/2 share in 1 x water pump that feeds 73 and 75 Millar Road

Heating
Aircon – Mitsubishi x2
Underfloor heating (kitchen, bathrooms)
Bathroom fan x3
Radiators x4
Heated Towel Rails x3
Hot Water cylinder x3









75 Millar Road, Haumoana - Location

Meet Nic Goodman

FOUNDER AND PREMIUM PROPERTY SPECIALIST
MINT – HAWKE'S BAY'S ONLY AGENCY DEDICATED TO PREMIUM PROPERTIES

For over a decade, I have had the privilege of guiding clients through the property market in Hawke's Bay. From my experience, I have consistently noticed how a tailored and client-focused approach yielded exceptional results for those with high-end properties.

This insight inspired the creation of Mint - Hawke's Bay's only agency dedicated to premium properties. My vision is to offer unparalleled expertise, discretion, and service that matches the calibre of the properties I represent.

For me, it is more than just business. My clients are at the heart of everything I do. From personalised marketing strategies that capture the essence of a property to seamless, stress-free transactions, I ensure that every step of the property journey feels effortless.

My commitment to integrity, dedication, and a pursuit of excellence is reflected in the level of service I provide. I strive to not only meet but exceed the expectations of my clients. Last year, I achieved an average sale price of $3,000,000+ - 95% higher than any other agent in Hawke's Bay, and I maintain a flawless 5-star rating on RateMyAgent.

Hawke's Bay is a region of unrivalled beauty, and I am passionate about showcasing its finest properties.

Let's shape the future of your property together.

I look forward to working with you.

Nic Goodman

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