Property Brochure

Lot 2, 96 Robert Hastie Drive, Mangawhai



ST JAMES + CO

Create Your Own Sanctuary

7705m2

Set within the private and sought-after Sanctuary Estate, this exceptional section presents a rare opportunity to create a home that feels entirely your own. With generous space, a peaceful natural setting and a sense of privacy that is increasingly difficult to find, this is land with genuine potential.

The site is thoughtfully positioned, with elevated views towards Bream Tail and the lakes, while the natural bush setting provides a beautiful backdrop and a sense of seclusion. There is space to create a home and outdoor living environment, with the opportunity to design a property that makes the most of its outlook and connection to the surrounding landscape. A concrete driveway is already in place, while The Sanctuary's shared tennis courts, walking trails and play area add to the lifestyle.

Beyond the estate, Mangawhai's beaches, cafés, restaurants and everyday amenities are near by, with internationally recognised Tara Iti and Te Arai Links Golf Courses also within an easy reach.

For those looking to create something considered in a truly special setting, this is an opportunity to bring your vision to life and create a property that reflects the setting.





STEPHYN ST JAMES
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Property Details

PRICE	$650,000
LAND AREA	7705m2 (more or less)

Legal & Council

ADDRESS	Lot 2, 96 Robert Hastie Drive, Mangawhai
LEGAL DESCRIPTION	Lot 2 DP 621427 together with a 1/118 Share in Lot 100-103, 106, 200, 202 DP 404128 and Lot 1 DP 430128 and Lot 1 DP 482523 (96.8877 hectares - more or less)
CERTIFICATE OF TITLE	RT 1254885
TENURE	Freehold
TERRITORIAL AUTHORITY ZONE	Kaipara District Council
RATING VALUATION	$600,000 (01 Sep 2023)
COUNCIL RATES	$3,312.31 (2026/2027)
SANCTUARY RESIDENT ASSOSICATION FEES	$1250 + $400 (roading fund) = $1650 P/Annum. For further information about The Sanctuary please visit https://thesanctuaryra.org/.

Chattels

N/A

Supporting Documents

- Certificate of Title
- Subdivision Decision
- Geotech Report
- Consent Notice
- Topographical Survey
- Approved Scheme Plan
- Land Covenant
- Landscape Plan
- The Sanctuary: Covenants, Deed of Covenants, Design Committee Handbook, Residents Association Constitution













BOUNDARIES





Behind St James + Co is Stephyn, one of Mangawhai's most trusted real estate specialists. Since entering the industry in 2021 he has become one of the highest achieving sales agents in the region, earning numerous awards and building a reputation grounded in results, relationships and genuine care.

Before real estate, Stephyn spent twelve years as an international flight attendant with Air New Zealand, a career that sharpened his ability to read people, communicate clearly and make clients feel at ease through what can be a complex and emotional process.

St James + Co was founded to reflect the standard he has always held himself to, where clients receive full attention, properties are handled with care and results are pursued with genuine commitment.

For Stephyn it has never just been about the sale. It is about understanding what a move means to the person making it and making sure they feel looked after the whole way through.

If you are thinking about buying or selling in Mangawhai, get in touch with Stephyn.

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ST JAMES + CO

TESTIMONIALS

Both times Stephyn consistently went above and beyond with his communication, local knowledge, professionalism, warmth, honest advice, and genuine care.

He supported me from start to finish and I'm incredibly grateful for everything he has done. I wouldn't hesitate to recommend Stephyn to anyone looking to buy or sell a home.

BUYER

Stephyn St James cares deeply about his vendors and his buyers. His communication with us throughout the buying process was second to none, and we felt comfortable getting in touch with him with all our questions and requests. He supported us and provided information that was not expected but was very gratefully received to give us confidence in our buying and prepare us for auction.

Any real estate agent who sheds a tear with you when you win an auction must be compassionate and really care about the work they do and the people they work with!

BUYER

We had met Stephyn at several previous open homes. He was ofcourse doing his job representing the seller but we found him extremely knowledgeable and helpful. His business acumen was excellent for both sides.

We rate him highly professional and wonderful to deal with.

BUYER

Professionalism, without arrogance. Knowledgeable, without being condescending. Honest, and genuinely transparent. We would recommend Stephyn St James to anyone wanting to successfully sell or purchase a home. We felt Stephyn had our best interests at heart, as he assisted us navigate a sale in a somewhat difficult market.

Above all, Stephyn's approach to negotiation ensures a win-win with all parties feeling positive about both the process and the result.

SELLER

Stephyn was amazing from the moment he walked in our door. Every step of the way from listing, open homes, private viewings and actually selling our property was such a smooth and enjoyable process. He was trustworthy, honest and professional. I could not recommend Stephyn more if I tried.

SELLER

When selling our home we were cautious when we started this process. Our home is our largest asset and we needed to find someone we could trust to work hard for us to get the best price and we were aware the market has been slow. Stephyn soon earned our confidence with his professional approach and very good communication. We knew we had to find someone who would love our property as we do, and eventually Stephyn managed to do that.

We are delighted with the outcome and will always be grateful to Stephyn.

SELLER

VISIT OUR WEBSITE
TO SEE MORE





Property that feels like home

ST JAMES + CO

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