PROPERTY BROCHURE

48 Hospital Road, Te Kopuru



Pocklington

REAL ESTATE



More than Meets the Eye

3 1 2 2 160m² 5,397m²

Tucked away in the heart of Te Kopuru is a property that offers more than meets the eye. With a charming white picket fence it could be mistaken as a typical town property, yet wander beyond the home, and you'll discover an impressive 5,397m² (approx.) section, offering space, privacy and plenty of opportunity.

Built in the 1990s, this beautifully presented, 160m² home (approx. incl garage) features light-filled open living spaces, three bedrooms, a shower room, bathroom and separate toilet — providing a practical and comfortable layout for everyday living. Comfort is well catered for with ceiling and underfloor insulation, a wood burner with wetback, and 16 solar panels to improve energy efficiency, and reduce costs.

Outside, the generous section is where this property really shines. Mature trees, and an established orchard add a wonderful country feel, while the expansive, near level grounds provide scope to make it your own; grow produce, entertain outdoors or simply enjoy the open space. You can watch the sunrise from the front deck, or enjoy a sunset across the fields at the back of the property, the choice is yours. A double garage with an electric door and ample off-street parking provide plenty of room for vehicles, storage and visitors. Vehicle access to the back of the property is also available.

Te Kopuru offers the charm of genuine small-town living, with a strong sense of community, and the local community hall and gardens provide a place to connect. The school, shop and playground are within walking distance, while the nearby Glinks beach provides an easy escape to enjoy the outdoors. It is only 11 minutes drive to the Dargaville Town Centre.

It's a rare combination, a well presented home, with an expansive section, established trees and orchard, energy-conscious features and the convenience of small-town living. Here, you don't have to choose between town and country, you can have both.





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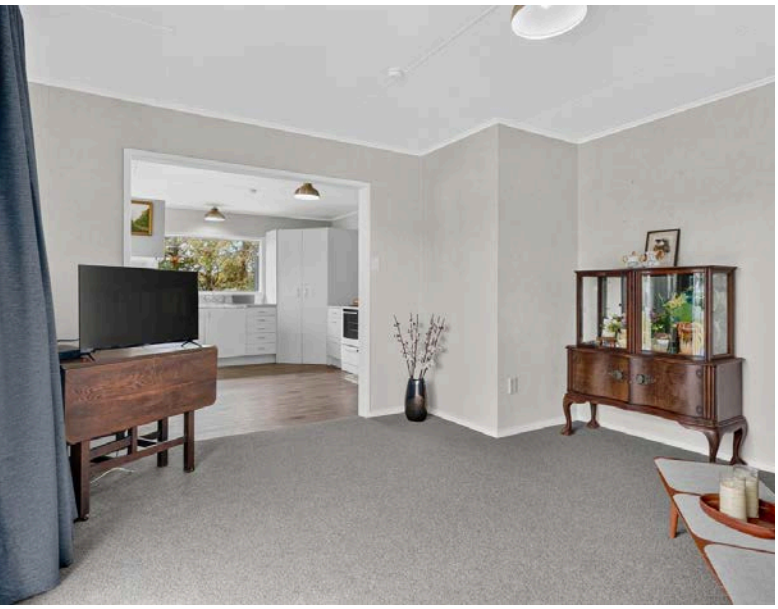




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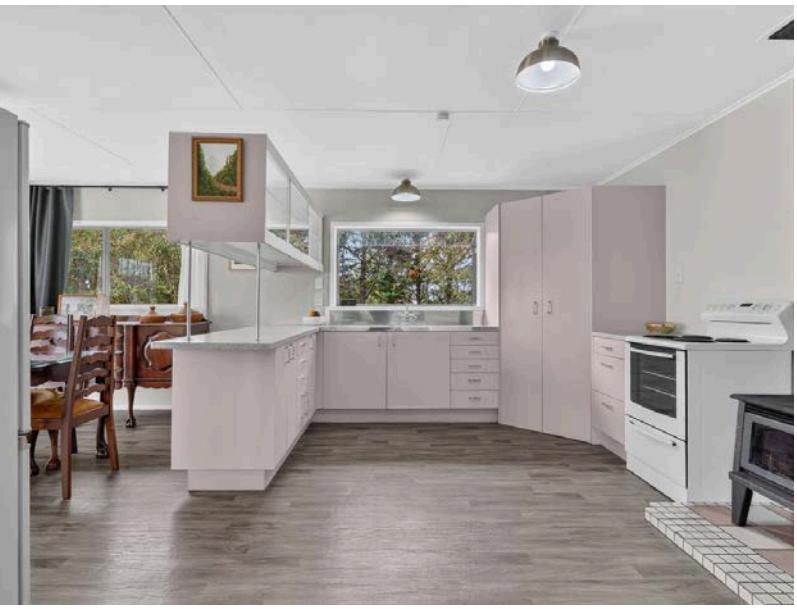




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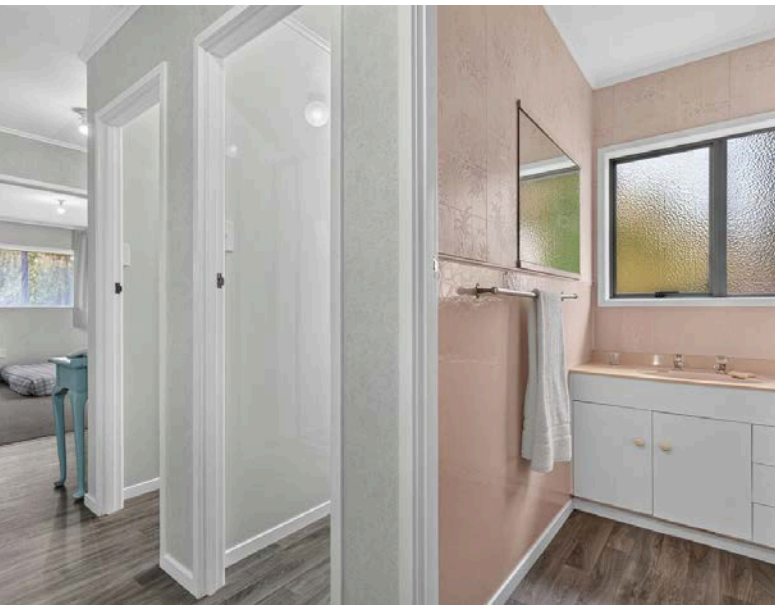


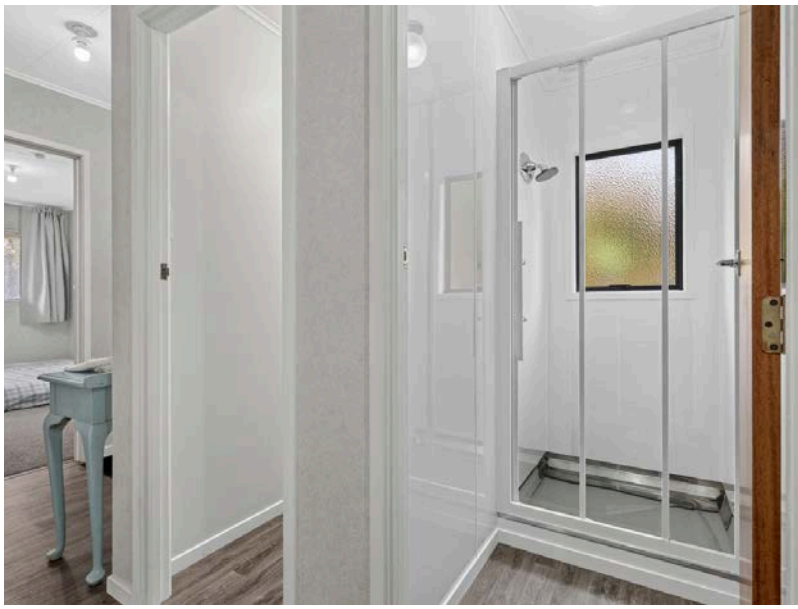


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KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Part Allotment 28 Parish of Kopuru on Title NA78D/608
CV	$530,000
RATES	$3,818.91
LAND AREA	5397sqm (more or less)
FLOOR AREA	160sqm
NO. OF LIVING AREAS	Open-plan living spaces
BEDROOMS	Three bedrooms
BATHROOMS/TOILETS	Shower room, bathroom and seperate toilet
PARKING	Double garage with electric doors and ample off-street parking
DATE BUILT	1990s
CLADDING	Fibrolite
ROOF	Colorsteel
FLOOR	Carpet and vinyl
JOINERY	Aluminium
INSULATION	Ceiling and underfloor - Greenstuff installed 2015
HEATING	Fireplace with wetback
WATER HEATING	Electric
WATER SOURCE WASTE	Tank water with filter
INTERNET	Broadband, ADSL

CHATTELS	Auto garage door opener x1 and remotes x2, Window treatments, Electric stove, Extractor fan, Fixed floor coverings, Garden shed, Light fittings, Smoke detectors, Solar panels x16, Pump with filter, Container

LEGAL TITLE

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels

Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017

R.W. Muir
Registrar-General of Land

Identifier	**NA78D/608**
Land Registration District	**North Auckland**
Date Issued	16 August 1990

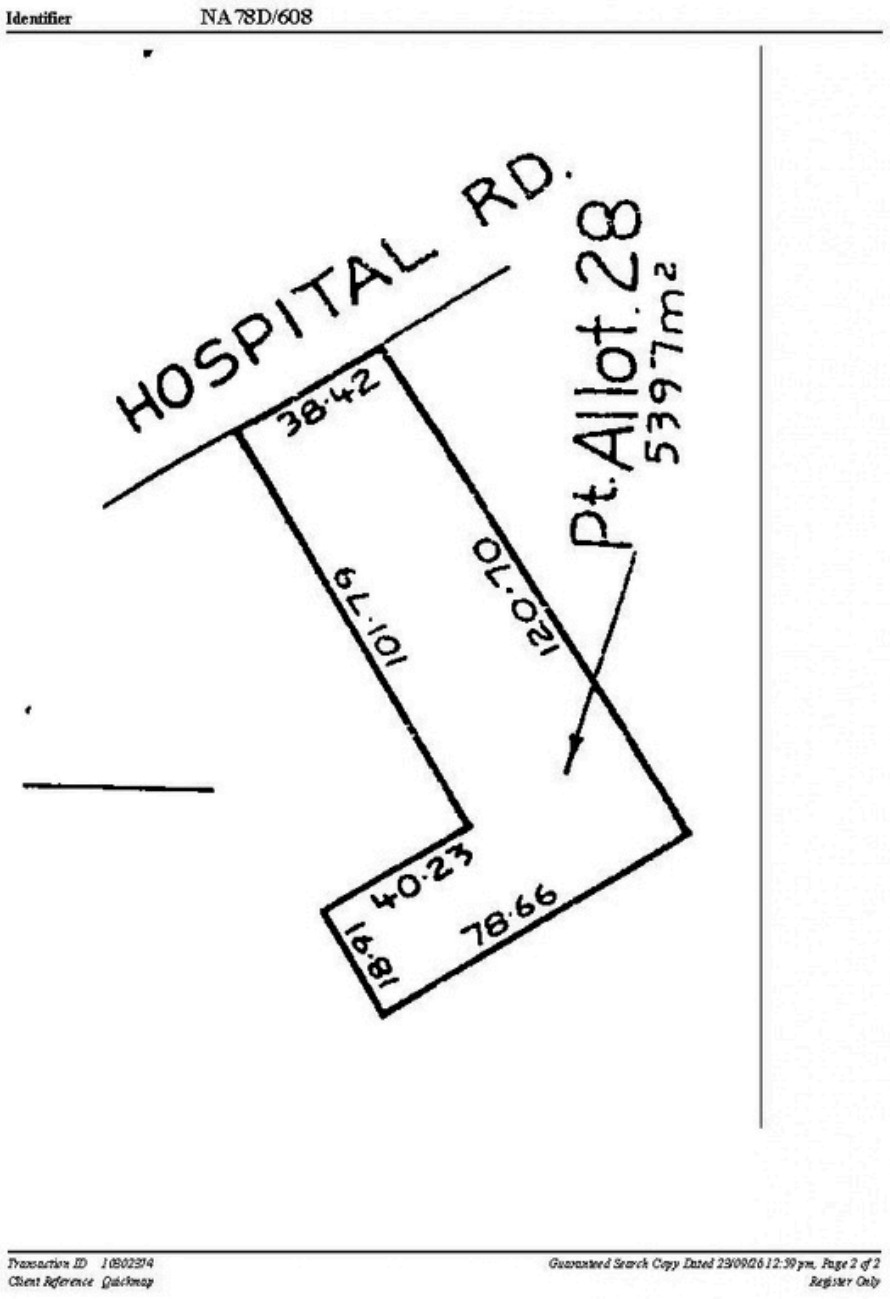
Prior References
NA518/19

Estate	Fee Simple
Area	5397 square metres more or less
Legal Description	Part Allotment 28 Parish of Kopuru
Registered Owners	

Eric Keith Dorreen and Kim Dawn Endean as Administrators

Interests

LEGAL TITLE


Identifier NA 78D/608
HOSPITAL RD.
Pt. Allot. 28
5397m²
38·42
67·101
120·70
40·23
16·81
78·66
Transaction ID 1802394
Client Reference Quickmap
Guaranteed Search Copy Dated 23/09/26 12:39 pm, Page 2 of 2
Register Only

RENTAL APPRAISAL



Rental appraisal

48 Hospital Road, Te Kopuru, Kaipara District

3 1 2 160m²

3-bedroom, 1 bathroom home with double car spaces on a spacious 5397 sqm land. Open plan living, dining, and kitchen area with a floor area of 160 sqm. Located in Te Kopuru, Kaipara District, this property offers ample outdoor space. Close to Te Kopuru School and a short drive to Dargaville. Enjoy the tranquility of rural living while being part of a friendly community.

Rental details

Current market value (p/w)
$550-$600

Type
House

Date
October 4, 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

DISCLOSURES

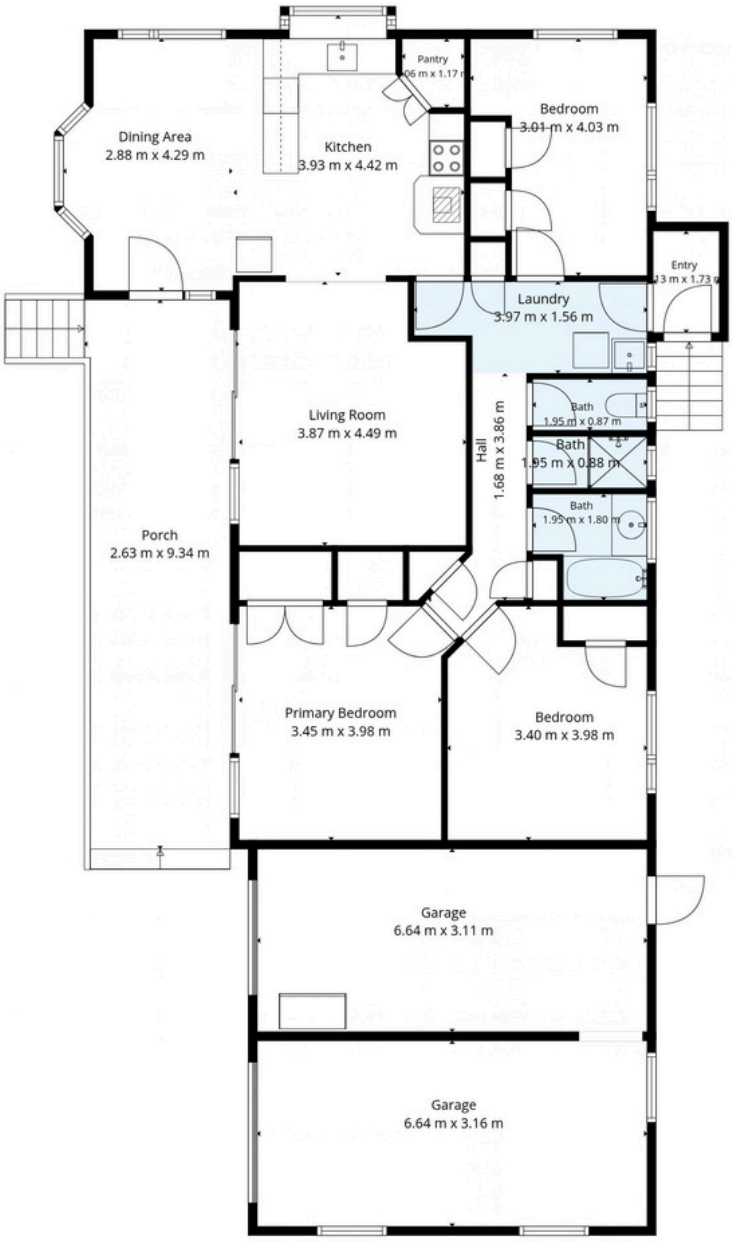
This Property Information Pack has been prepared to assist prospective purchasers in making an informed decision. All reasonable efforts have been made to ensure the accuracy of the information provided; however, purchasers are advised to undertake their own due diligence.

Property areas identified for disclosure and further due diligence.

1. Property is being sold “as is where is”

It is our recommendation that if you are interested in purchasing this property, follow thorough due diligence to support with your purchasing decision.

FLOOR PLAN



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48 Hospital Road, Te Kopuru

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



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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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