

PROPERTY BROCHURE



16 MOOREY LANE, OTAICA

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

16 MOOREY LANE, OTAIKA

CONTEMPORARY STYLE. EASY LIFESTYLE...



1.4524
HA



182
SQM



4



1



2



4

DEADLINE SALE
1PM 28 OCTOBER 2026 (PRIOR OFFERS CONSIDERED)

Built in 2022 and presented like new, this stylish home delivers the space and freedom of lifestyle living without the workload that often comes with it, complemented by a standout shed.

Set on 1.4534ha (more or less) within a pretty, established setting on the city fringe, the property enjoys a relatively flat contour, post and rail fencing and an attractive outlook across surrounding countryside and rolling hills. It feels distinctly rural, yet remains convenient to town and everyday amenities.

Inside, the design is clean, modern and beautifully considered. Polished concrete floors bring a contemporary edge, while the open-plan kitchen, dining and living area creates an easy, relaxed hub for everyday life. Generous glazing draws in natural light and connects the interior with the rural outlook beyond.

Accommodation includes four well-proportioned bedrooms and two bathrooms, with the main bedroom enjoying its own ensuite and walk-in wardrobe. The home is exceptionally well presented throughout, offering a modern aesthetic that feels both stylish and comfortable.



Outdoor living is equally well catered for, with a covered patio providing a sheltered setting for entertaining, family meals or simply enjoying the peaceful surroundings.

For vehicles, boats and toys, the property really delivers. Alongside the internal-access double garage is an exceptional three-bay shed, including a higher door designed to accommodate a boat or taller vehicle. A generous concreted parking and manoeuvring area provides plenty of additional space for trailers, guests or extra vehicles.

Low-maintenance grounds complete the picture, making this an ideal option for families wanting more room without taking on a demanding block, or those downsizing from a larger property who are not quite ready to move into town.

Modern, manageable and beautifully presented, this is lifestyle living made easy.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 1, Deposited Plan 514603 having 1/4 share in Lot 6 Deposited Plan 514603 as shown on Record of Title 801470
CV	\$940,000
RATES	\$3,072.56
DATE BUILT	Code Compliance Certificate issued 21/01/2022
ZONING	Rural production zone
LAND AREA	1.4524ha (more or less)
FLOOR AREA	182sqm (more or less)
BEDROOMS	4
BATHROOMS	2
TOILETS	Included in bathrooms
LIVING AREAS	Open plan
PARKING	Ample provided by double garage plus three-bay shed
KITCHEN	Features stone benchtops, melamine cabinets and island bench
KITCHEN APPLIANCES	Electric under bench over, rangehood, ceramic 600mm hob, dishwasher (Bosch appliances)
LAUNDRY	In garage
HEATING	x3 heat pumps located in the living area, master bedrooms and spare bedroom
INSULATION	Sound-rated batts installed in bathrooms and between living areas and bedrooms. Rib raft floor
WATER HEATING	Electric cylinder
ROOF	Coloursteel
JOINERY	Double galzed aluminium
CLADDING	Brick, ply & batten entrance ways
FLOOR	Polished concrete and carpet
WATER SOURCE	Rain collection via x2 25,000L tanks with water filter as part of the pump system. Easement providing for water to be drawn from the stream (according to bylaws)
WASTE	Duracrete septic system - effluent field located in the garden below the house. Serviced annually, with the most recent service completed August 2026
INTERNET	Starlink

ADDITIONAL DETAILS

- ITM pole shed: Approximately 11m x 9m (99sqm) with concrete floor, coloursteel construction, power, one electric and one manual 3m-high roller door, plus ranchslider and P.A door to the approximately 9sqm lean-to
- Natural stream along the northern boundary
- Fruit trees: Selection of lime, orange, mandarin, lemon trees
- x2 paddocks with post & rail fencing and x2 troughs - tank fed with automated bullocks. Have traditionally grazed 3-4 sheep and x2 cows. Presently not grazed

CHATTELS

- Auto garage doors x2 + x3 remotes
- Window treatments
- Clothesline
- Dishwasher
- Oven
- Hob
- Rangehood
- Bathroom extractor fans x2
- Fixed floor coverings
- Heated towel rails x2
- Heat pumps x3 + x3 remotes
- Light fittings
- Smoke detectors x2
- TV brackets x3
- Water pump and filter

DISCLOSURES

- This property is located in a flood zone - refer to WDC LIM Report
- Under Schedule 1 (Exemption 2.6) of the New Zealand Building Act, you can build a single-storey pole shed or hay barn up to 110 square metres without a building consent
- Spa is not included in the sale

LIM REPORT

A Land Information Memorandum (LIM) Report obtained from the Whangārei District Council on **2 October 2026**, and is available to download at ownrealestate.co.nz.

The LIM includes copies of the following Building Permits issued in relation to the property:

BC2100069 – New Dwelling
Building Consent Issued – 09/03/2021
Code Compliance Certificate Issued – 21/01/2022

The Whangarei Operative District Plan identifies this property as being in a Flood Susceptible area and is mapped under PC1 as River Flooding.

This property is located in a Rural Production zone.

Please note, a Code Compliance Certificate (CCC) is NOT required for works subject to a Building Permit. Building Permits were issued up until 1993, prior to the Building Act 1991 coming into effect.

Building 'Permits' were subsequently replaced with 'Building Consents' by the Building Act. Building Consents introduced the CCC as formal confirmation that all building works have been completed in accordance with the consented documents



DEADLINE SALE

How does a Deadline Sale work?

A Deadline Sale is a method where a property is marketed without a price, and all offers must be submitted on or before a set deadline date. As a buyer, this means you have time to view the property, complete your due diligence, and prepare your best offer - whether it's conditional or unconditional.

Because both cash and conditional buyers are welcome, there's often strong competition. The aim is to create a multi-offer situation, so it's important to put your best foot forward. Your agent will guide you through the process, but ultimately, the seller will consider all offers submitted by the deadline and choose the one that best suits them.

What is a multiple offer?

A multiple offer situation occurs when more than one buyer submits an offer at the same time. In this case, all buyers are encouraged to present their strongest offer, as the seller will either accept one or negotiate with a single buyer—excluding others from further negotiation.

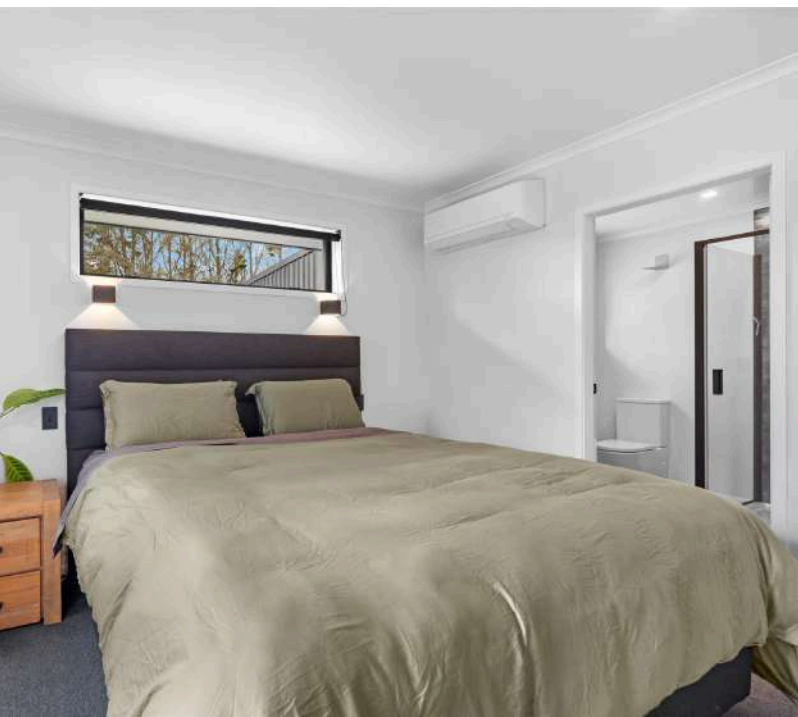
What does “unless sold prior” mean?

When a Deadline Sale is advertised with “unless sold prior,” it means the seller is open to accepting an offer before the official deadline. If this happens, the agent will notify all interested buyers and invite them to submit their offers, potentially creating a multiple offer scenario earlier than expected. If the seller accepts an unconditional offer, the property is sold immediately. If a conditional offer is accepted, the sale method may shift to “Price by Negotiation” while that contract is in place. As a buyer, it's important to stay in close contact with the agent and be ready to act quickly if you're seriously interested.

PHOTO GALLERY











“

Modern, manageable and
beautifully presented, this
is lifestyle living made
easy.

”



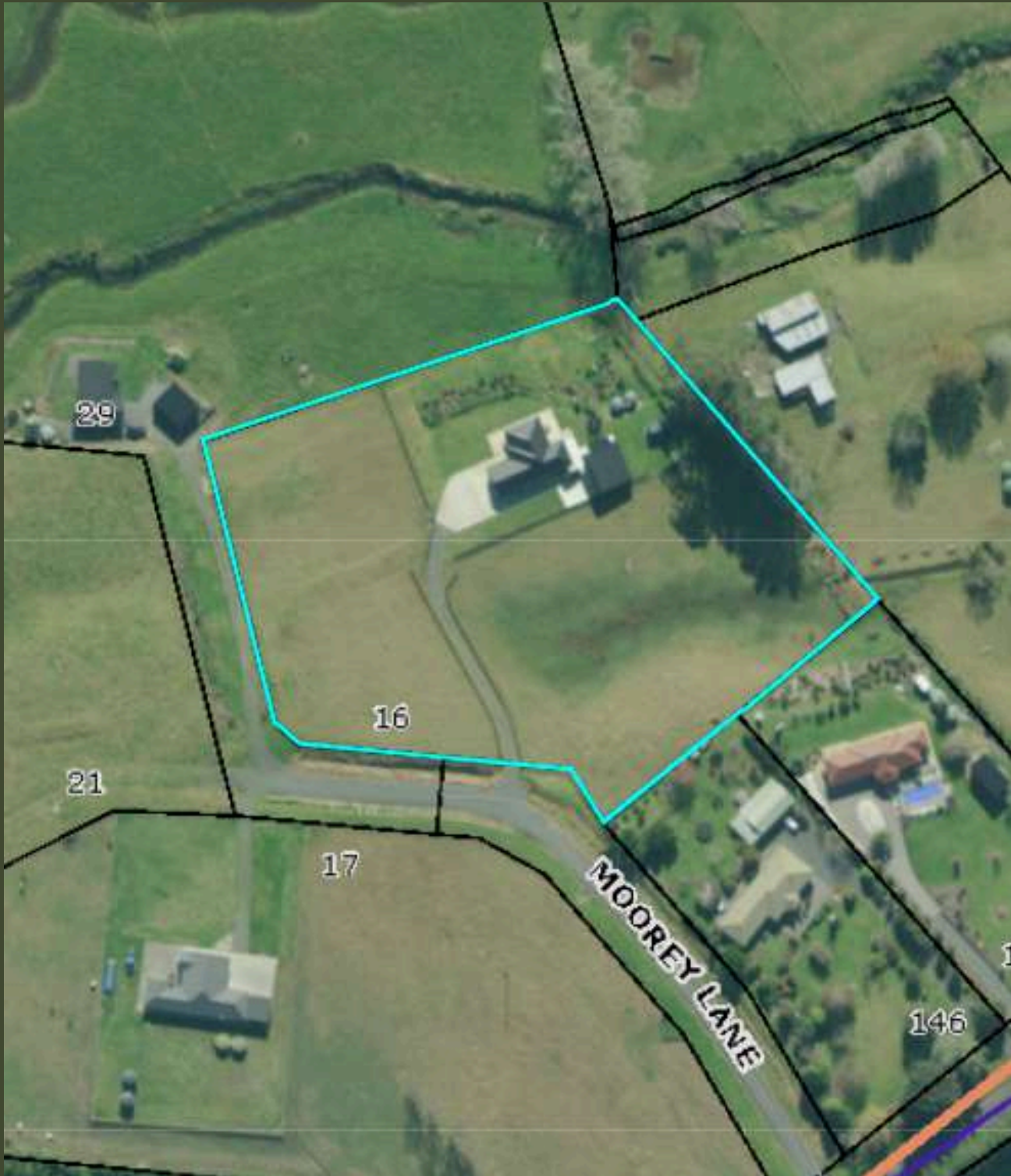


FLOOR PLAN

This plan is for illustrative purposes only and should only be used as such by any prospective purchaser



BOUNDARY MAP



Boundary lines are indicative only
SOURCE: gismaps.wdc.govt.nz



SUE MAICH & DAMIEN DAVIS

Strongly focused on being at the top of their game, Sue and Damien have been driven to elevate their success and launch OWN Real Estate - a venture embodying their vision for a more personalised, client-focused approach. By stepping away from the constraints of a large corporate brand, Sue and Damien now embrace the independence of their OWN brand, allowing them to harness their principles of adding value to their clients transactions through the very best marketing, attention to detail and outstanding client service.

Equipped with the latest real estate strategies and technology, they are at the forefront of modern property marketing and negotiation. With over 30 years of combined experience and a track record in successful local development projects, they offer unmatched expertise in every transaction.

By their own admission, Sue and Damien run a tight ship. Their team handles the administrative tasks freeing Sue and Damien to do what they do best - seeking out property to sell, forming tight working relationships with their vendors and purchasers, marketing property superbly and negotiating sales.

Nothing is left to chance. Utilising the specific skills of a professional photographer, graphic designer, cleaner, builder, painter and home staging company if required. A home marketed by Sue and Damien is a strategically managed listing, destined to attain the best price in the least amount of time. Much of Sue and Damien's business now comes by the way of personal referral or repeat dealings with those who have enjoyed and highly regard doing real estate their way.

NOTES



SUE MAICH
021793822 | sue@ownrealestate.co.nz

DAMIEN DAVIS
021387345 | damien@ownrealestate.co.nz