PROPERTY BROCHURE

265 WHATITIRI ROAD, MAUNGATAPERE

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

265 WHATITIRI ROAD, MAUNGATAPERE

A HIDDEN LIFESTYLE HAVEN OF PRIVACY, VIEWS & SPACE

7,155 SQM	210 SQM	3	2	2	5

ASKING PRICE $1,100,000

Tucked away in an established setting in the heart of Whatitiri, this exceptional lifestyle property offers the perfect balance of modern comfort, seclusion and breathtaking natural surroundings.

Set on 7,155sqm of easy-care land, the property is bordered by mature native bush, established trees and character stone walls, creating a rare sense of privacy and tranquillity. From almost every angle, sweeping views extend across rolling countryside to the majestic mountain ranges beyond, providing a spectacular backdrop to everyday life.

Built in timeless brick and thoughtfully designed for modern family living, the spacious home is filled with natural light and offers two generous living areas, creating flexibility for both entertaining and quiet retreat. At the centre of the home, the contemporary kitchen connects effortlessly with the dining, living and outdoor spaces, ensuring family and guests are always part of the occasion.

Large windows frame postcard-worthy rural views, while the expansive deck invites you to slow down and enjoy the surroundings. Whether it's a morning coffee as the sun rises over the ranges, long summer lunches with friends, or an evening wine under the stars, this is a home designed to be enjoyed.

The master suite enjoys its own serene outlook across the countryside, while two additional bedrooms provide comfortable accommodation for family or guests. A double internal-access garage adds convenience to everyday living.

Outside, the property offers the freedom and enjoyment of country life without the burden of a larger rural holding. There is ample room for gardens, pets, a few animals and outdoor pursuits, while established shelter belts and neighbouring organic kiwifruit orchards enhance the sense of space, privacy and connection with the surrounding landscape.

For those needing additional storage or workspace, the substantial three-bay high-stud shed is a standout feature, ideal for vehicles, boats, machinery, hobbies or a workshop.
Private, secluded and surrounded by nature, this is more than a home. It's a lifestyle sanctuary where stunning views, established surroundings and modern comfort come together in perfect harmony.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 1 Deposited Plan 605427
CV	$1,075,000
RATES	$2,953.67
DATE BUILT	November 2014
BUILT BY	Golden homes
ZONING	Rural production zone
LAND AREA	7155sqm (more or less)
FLOOR AREA	210sqm (more or less)
BEDROOMS	Three
BATHROOMS	Two (inc ensuite)
LIVING AREAS	Two
PARKING	Double garage with internal access plus 3 bay shed
KITCHEN	Double bins in kitchen
KITCHEN APPLIANCES	Wall oven, dishwasher and rangehood
LAUNDRY	In garage
HEATING	Two heat pumps - one in each living room
INSULATION	Walls and ceiling
WATER HEATING	Electric cylinder in hall cupboard
ROOF	Tile profile coloursteel
JOINERY	Aluminium double glazed
CLADDING	Brick
FLOOR	Concrete slab - tiles in living/kitchen
WATER SOURCE	Two plastic tanks
WASTE	Standard septic
INTERNET	VDSL - Copper

ADDITIONAL DETAILS

- Deck on south side of home
- Three bay shed (approx 12 x 6m)
- No reticulation to troughs - filled by hose

CHATTELS

- Floor coverings
- Blinds
- Drapes
- Rangehood
- Heat pumps x2
- Auto garage door + 1 remote on wall
- Light fittings
- Extractor fans x2 in bathroom
- 1x heated towel rail
- UV water filter (behind water tanks)
- Water pump (behind water tanks)
- Shed auto garage doors + 3x remotes

LIM REPORT

A Land Information Memorandum (LIM) Report obtained from the Whangārei District Council on **25 August 2026** is available to download at ownrealestate.co.nz.

The LIM includes copies of the following Building Consents and Code Compliance Certificates issued in relation to the property:

- BC1400574 – New Dwelling

Building Consent – Issued 17/07/2014
Code Compliance Certificate – Issued 27/11/2014

- BC1400856 – New Shed

Building Consent – Issued 21/10/2014
Code Compliance Certificate – Issued 24/11/2014

The LIM includes copies of the following Applications (e.g. Vehicle Crossing Permit or Public Utility Service) in relation to the property:

- VC140060 – Residential Vehicle Crossing

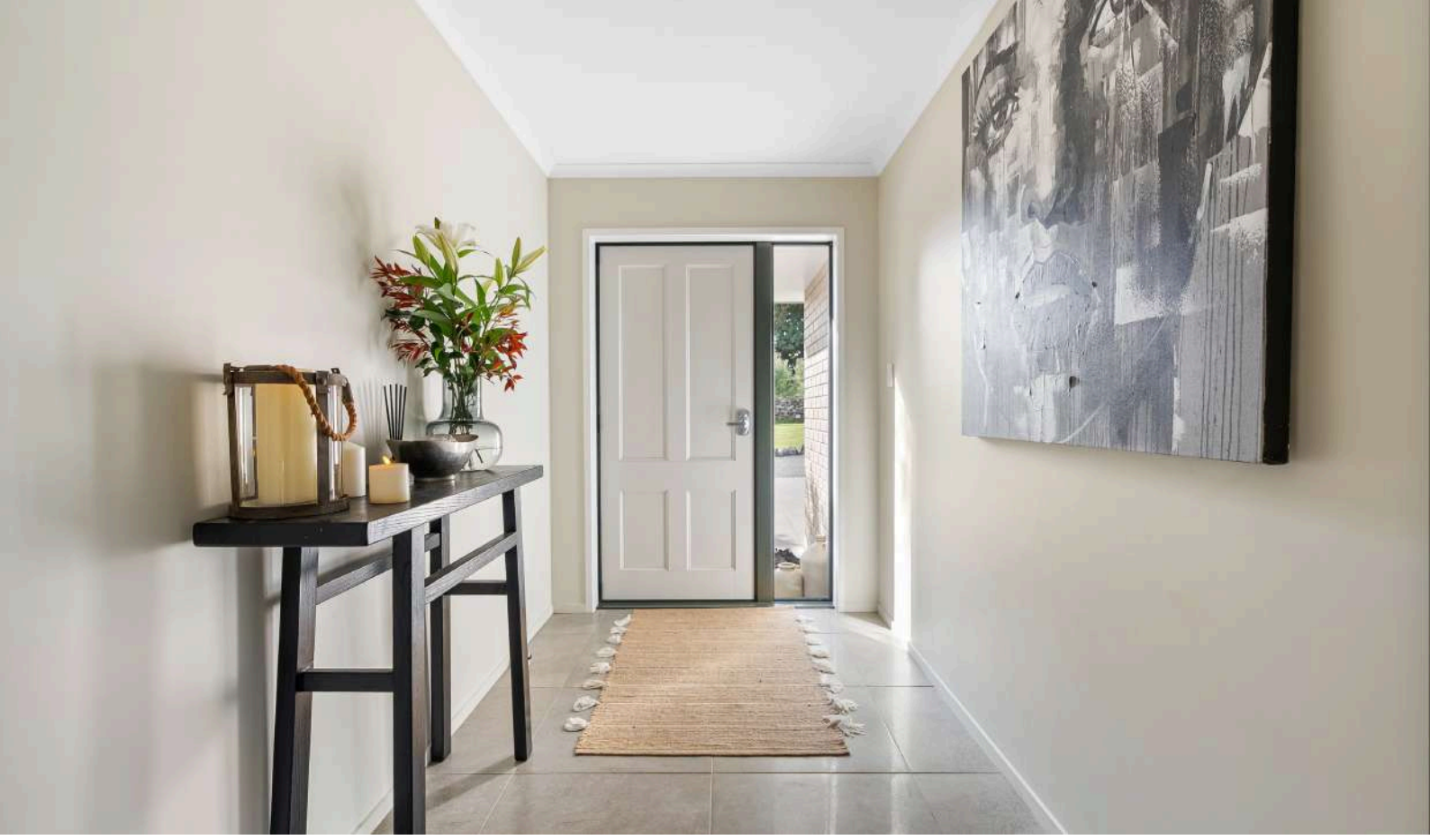
Issued 22/07/2014

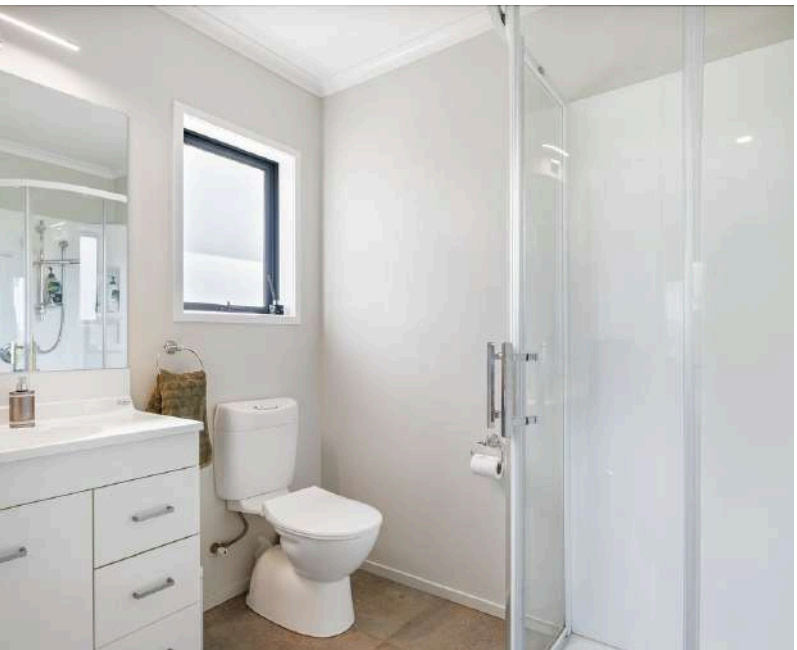
Please note, a Code Compliance Certificate (CCC) is NOT required for works subject to a Building Permit. Building Permits were issued up until 1993, prior to the Building Act 1991 coming into effect.

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

PHOTO GALLERY

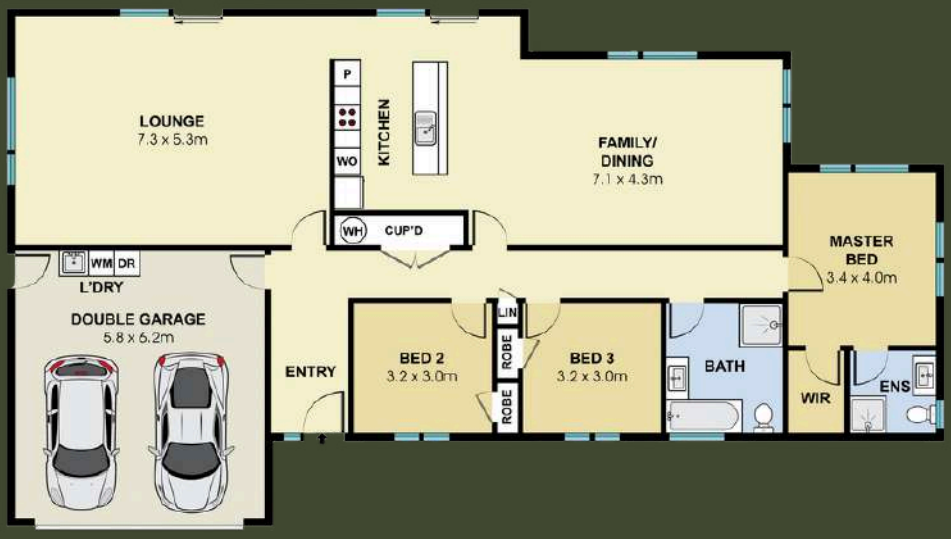
“Large windows frame postcard-worthy rural views, while the expansive deck invites you to slow down and enjoy the surroundings”



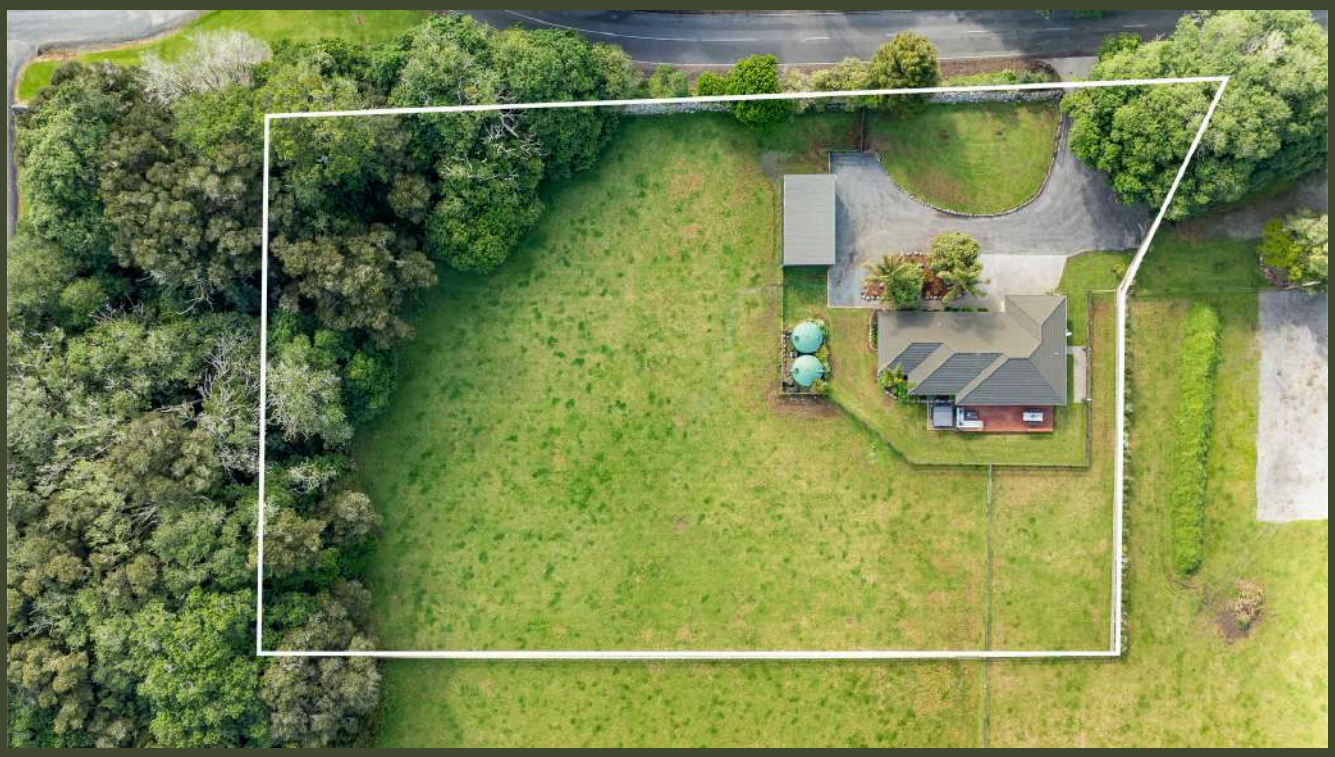


FLOOR PLAN

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

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.

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