

# PROPERTY BROCHURE

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72 GOLF HARBOUR DRIVE, MAUNU

SUE & DAMIEN  
PROPERTY TEAM

OWN  
REAL ESTATE

72 GOLF HARBOUR DRIVE, MAUNU

# DESIGNED TO LIVE TOGETHER AND APART...



6499  
SQM



261  
SQM



4



3



3



2

DEADLINE SALE  
1PM, 11 NOVEMBER 2026 (PRIOR OFFERS CONSIDERED)

A stunning residence where design is expressed with confidence and restraint. A long, low profile, crisp detailing and dark cladding give the home a striking presence in its prized Maunu setting. Positioned on a flat 6499m<sup>2</sup> (more or less) site with post and rail fencing, this is an easy lifestyle property to manage.

Inside, polished concrete floors, high ceilings and carefully selected fittings create a refined, contemporary feel, while extensive glazing draws in the northern sun and rural vistas.

At the centre of the home, the expansive kitchen, dining and living area brings everyday life together. A substantial island anchors the kitchen with storage catered to with scullery, while wide sliders seamlessly open the space to an expansive deck. The separate media room offers a more intimate place to unwind, and a discreet study nook is set just off the main living area. Each space has its own role, yet the layout flows naturally from one to the next.

A defining feature is the separate east wing: a bedroom, bathroom, living area and kitchenette / laundry are arranged to give family or guests space of their own. It is a rare and valuable provision for an older parent, a teenager seeking independence, visiting family or those considering additional accommodation income. The remaining bedrooms are thoughtfully arranged, including a generous master suite with walk-in wardrobe and ensuite.



Four bedrooms, three bathrooms and three distinct living areas make this a home with impressive versatility. Its appeal lies in the way those practical needs have been resolved within such a cohesive design: stylish, sun-filled and exceptionally well considered, with the quality of its conception matched by the quality of its execution.

Located on the city fringe in a prestigious dress circle location, this sought-after address is close to services and cafes, top schools, golf, tennis and the hospital.

An exceptionally impressive home that you won't want to miss – so be quick

# KEY PROPERTY DETAILS

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|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LEGAL DESCRIPTION  | Lot 9, Deposited Plan 426262 as shown on Record of Title 727151                                                                                                                                                                                             |
| CV                 | \$990,000                                                                                                                                                                                                                                                   |
| RATES              | \$2,933.50                                                                                                                                                                                                                                                  |
| DESIGNED BY        | Architect Sue Dunsbee                                                                                                                                                                                                                                       |
| DATE BUILT         | Built by Precision Construction Management in 2019.<br>CCC Issued 27 November 2020                                                                                                                                                                          |
| ZONING             | Large lot residential                                                                                                                                                                                                                                       |
| LAND AREA          | 6499sqm (more or less)                                                                                                                                                                                                                                      |
| FLOOR AREA         | 261sqm                                                                                                                                                                                                                                                      |
| BEDROOMS           | Four double bedrooms                                                                                                                                                                                                                                        |
| BATHROOMS          | Three including master ensuite                                                                                                                                                                                                                              |
| LIVING AREAS       | Three living areas                                                                                                                                                                                                                                          |
| PARKING            | Double garage plus ample concrete off-street parking                                                                                                                                                                                                        |
| KITCHEN            | Features granite benchtops, double sink and scullery                                                                                                                                                                                                        |
| KITCHEN APPLIANCES | Induction hob (Bosch), dishwasher (Bosch), under-bench oven with steam function (Bosch), Schweigen silent rangehood (external motor SP1600), water filter                                                                                                   |
| LAUNDRY            | In garage                                                                                                                                                                                                                                                   |
| HEATING            | Ceiling mounted Daiken heat pump<br>Wall mounted Daikin heatpump in guest suite                                                                                                                                                                             |
| INSULATION         | Ceiling, walls & floor of home<br>The wall between the house and garage is insulated, along with the garage ceiling. No insulation in the external garage walls.                                                                                            |
| WATER HEATING      | Gas califont x2 (45kg gas bottles, rented through Elgas)                                                                                                                                                                                                    |
| ROOF               | Colorsteel Maxx .55                                                                                                                                                                                                                                         |
| JOINERY            | Double glazed aluminium                                                                                                                                                                                                                                     |
| CLADDING           | Cedar & coloursteel max (the profile is 'Kahu')                                                                                                                                                                                                             |
| FLOOR              | Polished concrete floors with carpet and tiles                                                                                                                                                                                                              |
| WATER SOURCE       | Rainwater is collected into x2 25,000L tanks positioned on the western side of the home. Both tanks have been treated and internally sealed. The water pump is located beside the tanks, with a water filtration system installed beneath the kitchen sink. |
| WASTE              | Duracrete Cleanstream wastewater treatment system, located on the eastern side of the home.                                                                                                                                                                 |

# ADDITIONAL DETAILS

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- Small concrete pad providing a ready-made base for a garden shed
- Expansive deck offering generous outdoor living and entertaining space
- Two raised garden beds
- Post-and-rail fencing
- Flat, easy-care grounds
- Conveniently located close to Sherwood Golf Club, Maunu Tennis Club, Maunu Primary School, Pompallier Catholic College, local cafés, Whangārei Hospital, and the wider range of services available in Maunu and Maungatapere
- Starlink will remain if requested

# CHATTELS

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|------------------------------------------|--------------------------------|
| • Auto garage door + x2 remotes          | • Heated towel rails x3        |
| • Window treatments                      | • Ceiling mounted heat pump x1 |
| • Clothesline                            | • Gas califont x2              |
| • Dishwasher (Bosch)                     | • Light fittings               |
| • Underbench oven (Bosch)                | • Smoke detectors              |
| • Induction hob (Bosch)                  | • TV bracket in media room     |
| • Rangehood (Schweigen silent rangehood) | • Water pump                   |
| • Kitchen water filter                   | • Fixed floor coverings        |
| • Bathroom extractor fans x3             | • Medium vegepod               |

# CHATTELS - GUEST SUITE

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|--------------------------|-------------------|
| • Rangehood              | • Washing machine |
| • Heatpump + remote      | • Fridge/freezer  |
| • Benchtop induction hob | • Microwave       |

# DISCLOSURES

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- The floodlight at the front door operates via a sensor. The security camera has been removed (sticker remains)
- The southern boundary fence is not aligned with the legal boundary. The difference is estimated at approximately 5–7 metres



# DEADLINE SALE

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## **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.

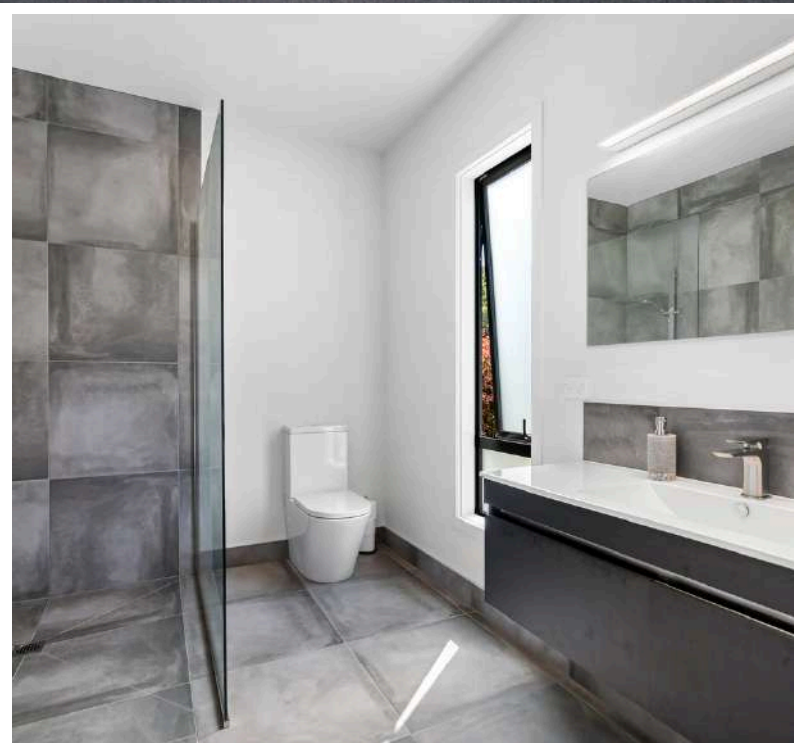
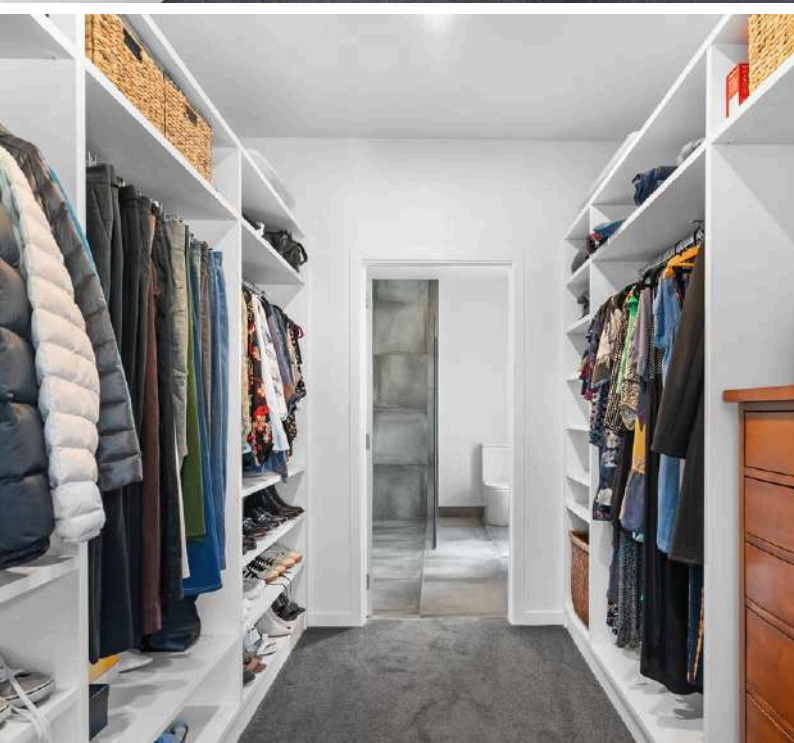
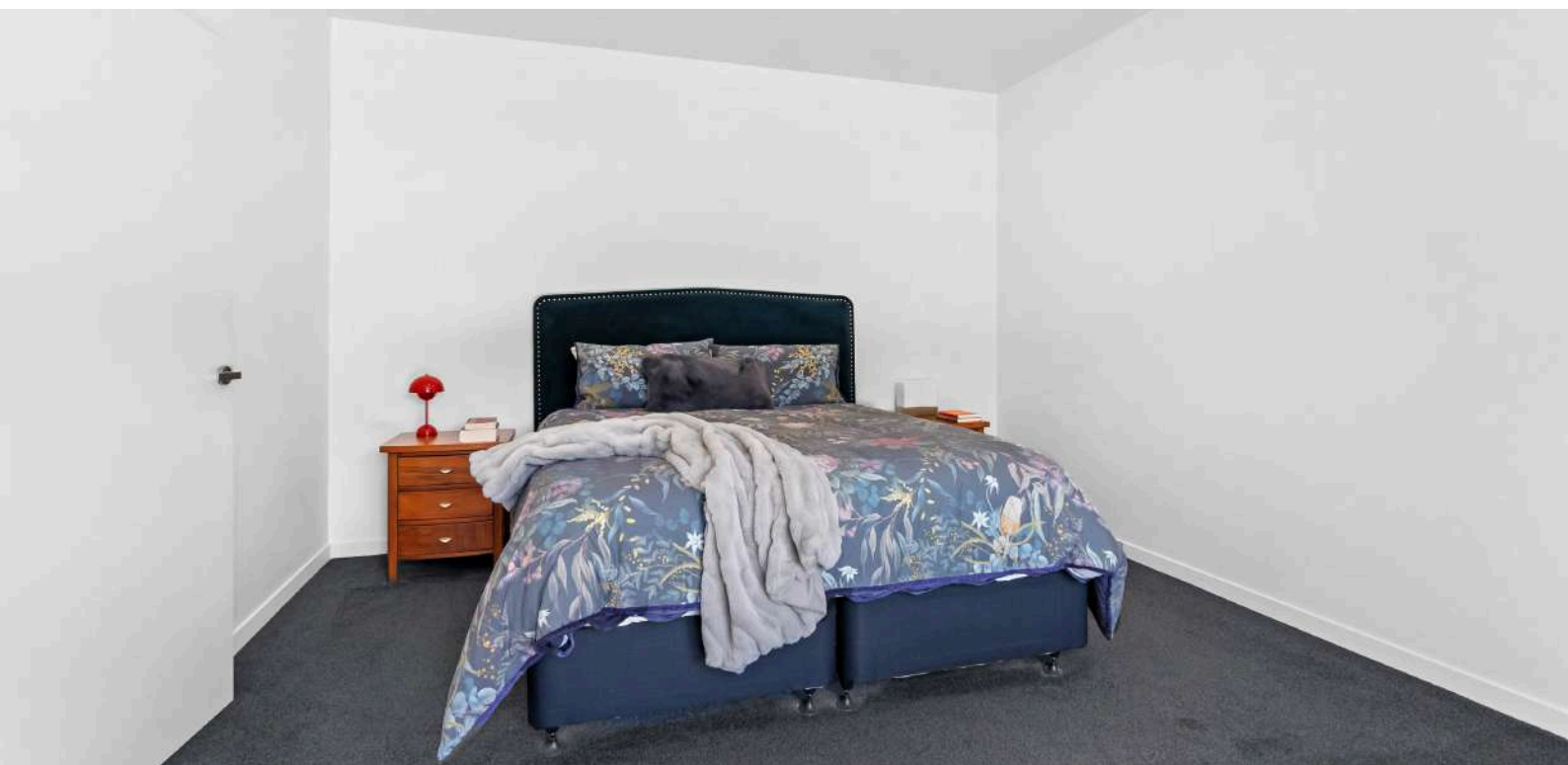
# PHOTO GALLERY

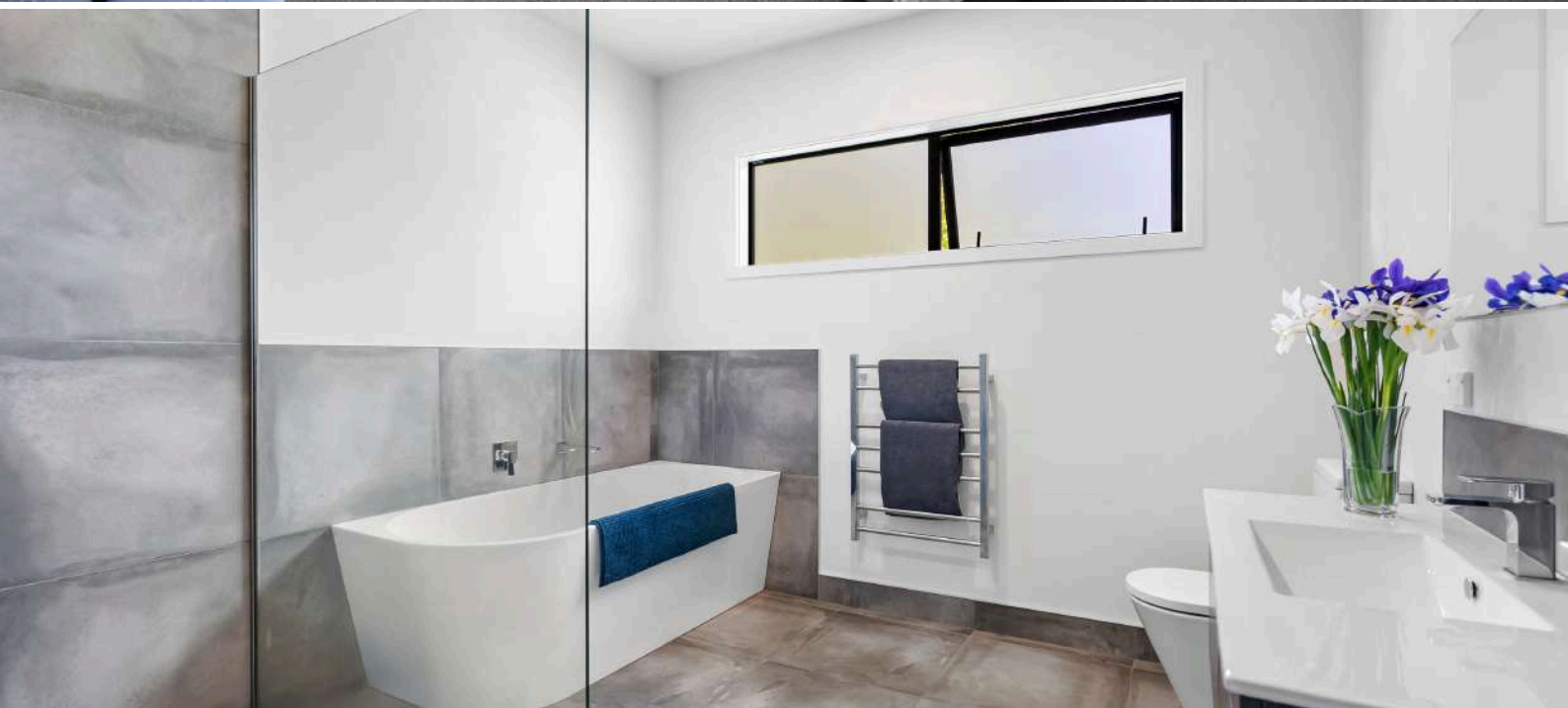
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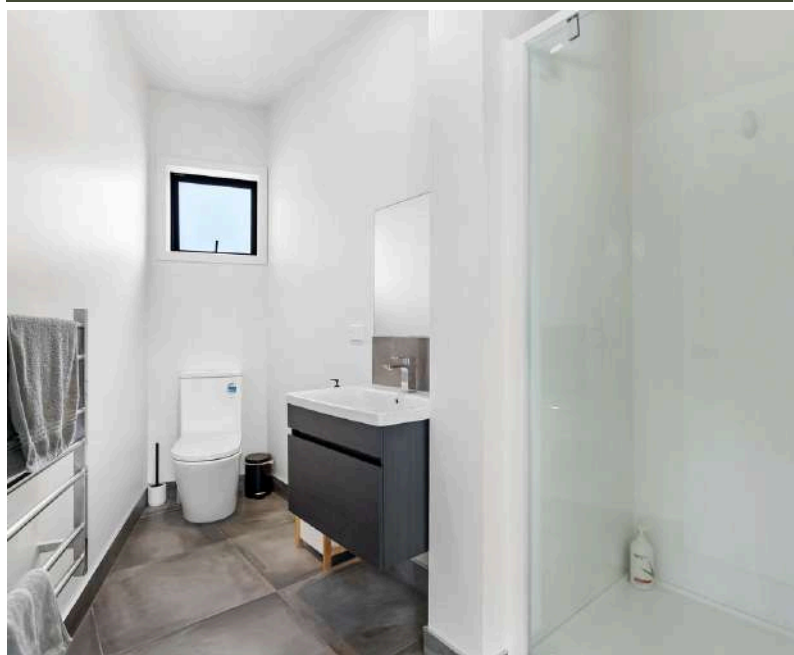




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# FLOOR PLAN

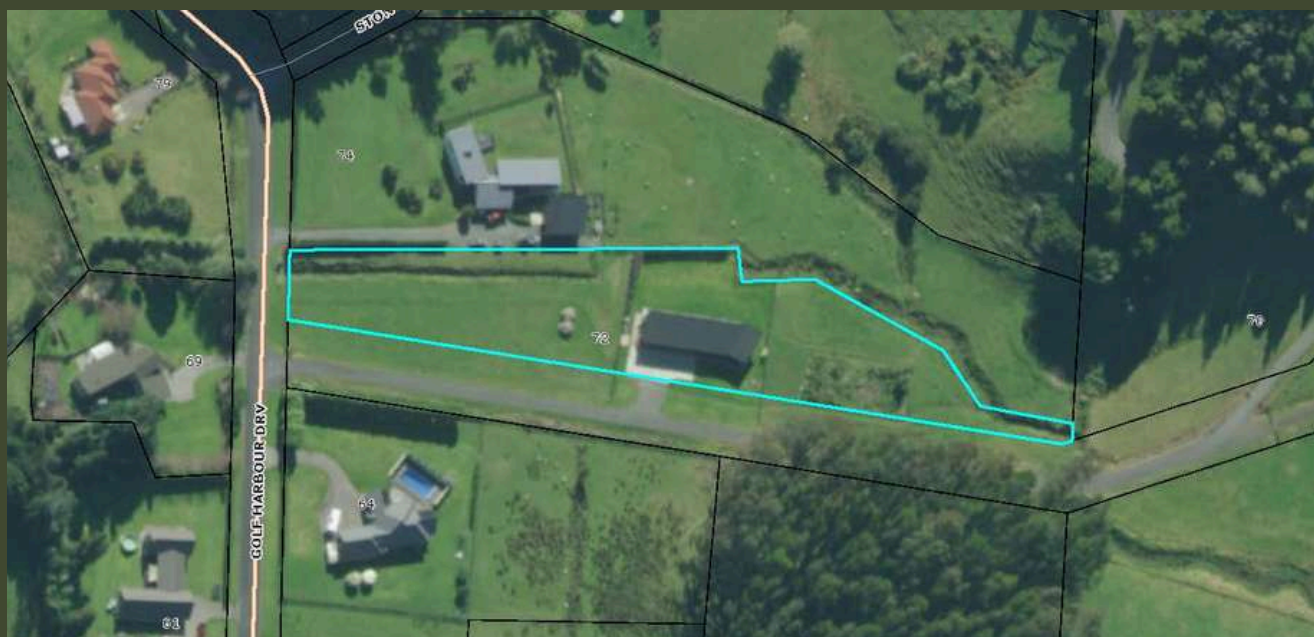
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This plan is for illustrative purposes only and should only be used as such by any prospective purchaser



# BOUNDARY MAP

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



## SUE MAICH & DAMIEN DAVIS

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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.



SUE MAICH  
021793822 | [sue@ownrealestate.co.nz](mailto:sue@ownrealestate.co.nz)

DAMIEN DAVIS  
021387345 | [damien@ownrealestate.co.nz](mailto:damien@ownrealestate.co.nz)