Property Brochure

30 Jordan Street, Mangawhai Heads



ST JAMES + CO



Contemporary Coastal Sophistication

3 2 2 1448m2 211m2

Elevated above the Mangawhai estuary, 30 Jordan Street brings together considered architectural design, quality finishes and an exceptional coastal setting. North-facing and privately positioned, this newly completed home makes the most of its outlook while offering an effortless standard of living in one of Mangawhai Heads' most sought-after locations. Brand new and waiting for its first owner, it presents an opportunity to be the first to experience everything this thoughtfully designed property has to offer.

Inside, high-spec finishes and thoughtful detailing are evident throughout. The open-plan kitchen, dining and living is centred around a generous island bench and wood-burner set against a striking floating hearth, creating a natural focal point. Engineered Oak flooring flows through the living space, while expansive glazing frames the estuary and sand dune views. Two large bedrooms enjoy the same outlook and direct access to the wrap-around deck, complemented by built-in wardrobes. A separate media room offers another beautifully appointed living space, while a separate dedicated office provides a practical workspace. A fully insulated, carpeted double garage with an automatic door adds further versatility, with direct access to the deck and potential for additional flexible accommodation or living space when required. Upstairs, the private master suite enjoys an extraordinary outlook, complemented by a timber-backed feature wall, heat pump, walk-in wardrobe and beautifully appointed ensuite.

The connection between the home and its surroundings continues outdoors, with wrap-around decking providing multiple spaces to relax and take in the ever-changing coastal outlook. Fully landscaped grounds are thoughtfully planted, while the distinctive Abodo cladding was selected for its durability, sustainability and ability to naturally complement the surrounding landscape. A semi-private estuary access point at the bottom of the property connects with the native reserve walking track.

The position is equally compelling, with the estuary, coastal walking tracks and internationally recognised Tara Iti and Te Arai Links golf courses all within easy reach. Cafés, restaurants, retail and everyday amenities are close by, while local beaches and the wider coastline are equally accessible. A location that brings together convenience, recreation and the distinctive coastal lifestyle for which Mangawhai is renowned.

A property of this calibre, with its combination of design, outlook, quality and location, is one to experience in person.

For further information or to arrange a private viewing, please contact us. Deadline Sale unless sold prior Tuesday November 17th 3PM



STEPHYN ST JAMES

021 359 425
stephyn@stjamesco.nz
stjamesco.nz

Property details

PRICE	Deadline Sale closing 17th November 2026 (unless sold prior)
BEDROOM	3
BATHROOM	2
FLOOR AREA	211m2
LAND	1448m2

Legal & Council

LOCATION	30 Jordan Street, MANGAWHAI HEADS
LEGAL DESCRIPTION	Lot 22 DP 487158
CERTIFICATE OF TITLE	825248
ESTATE	Freehold
LAND AREA	1448m2

TERRITORIAL AUTHORITY	KDC
ZONE	Residential
RATING VALUATION	$2,150,000
RATES	$6,062.85

Chattels

Auto garage door opener and remotes (2), Dishwasher, Electric Oven, Extractor fans (3) - Bathroom, Fixed floor coverings, Heat pump and remote (1), Heated towel rails (2), Induction cooktop, Infinity Water Heating System, Light fittings, Range hood, Unmonitored security system, Smoke detectors (4), Window Treatments















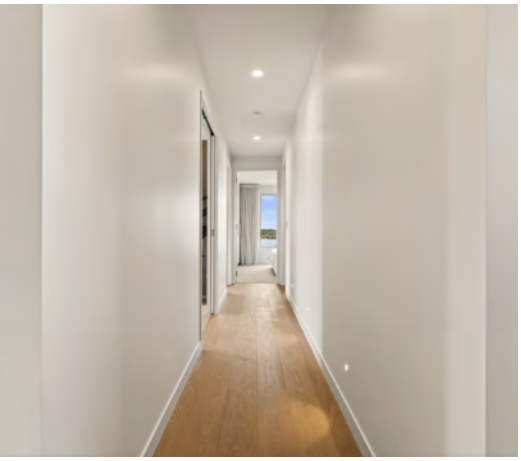



XENT



















RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

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

R.W. Muir
Registrar-General of Land

Identifier	**825248**
Land Registration District	**North Auckland**
Date Issued	19 November 2018

Prior References
807033

Estate	Fee Simple
Area	1448 square metres more or less
Legal Description	Lot 22 Deposited Plan 487158
Registered Owners	

30 Jordan Street Limited

Interests

Subject to Part IVA of the Conservation Act 1987 (affects part formerly Section 6 SO 501331)

Subject to s11 Crown Minerals Act 1991 (affects part formerly Section 6 SO 501331)

11283811.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 19.11.2018 at 5:25 pm

Land Covenant in Easement Instrument 11283811.4 - 19.11.2018 at 5:25 pm (limited as to duration)

Subject to a right to drain water over part marked S on DP 487158 created by Easement Instrument 11283811.5 - 19.11.2018 at 5:25 pm

Appurtenant hereto is a right of way, right to convey electricity, telecommunications and computer media and a right to drain water and a right to convey water (fire fighting) created by Easement Instrument 11283811.5 - 19.11.2018 at 5:25 pm

The easements created by Easement Instrument 11283811.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to drain water over part marked S on DP 487158 in favour of Kaipara District Council created by Easement Instrument 11283811.6 - 19.11.2018 at 5:25 pm

The easements created by Easement Instrument 11283811.6 are subject to Section 243 (a) Resource Management Act 1991

13642862.2 Mortgage to Basecorp Finance Limited - 26.6.2026 at 2:38 pm

FLOOR PLAN



30 Jordan Street, **Mangawhai Heads**

ST JAMES+CO

Disclaimer: This floor plan is created for marketing purposes only and is not part of any legal document or title
No guarantee of accuracy is given and sizes and dimensions are approximate only.

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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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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





Real Estate that feels like **Home**

ST JAMES + CO

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