PROPERTY BROCHURE

6575 Pouto Road, Pouto



Pocklington

REAL ESTATE



Where the Views Steal the Show

2 1 1 2 97m² 814m²

After 22 years of ownership, this much-loved property is ready to welcome its next owners, offering a rare opportunity to secure a special slice of life at Pouto Point.

Positioned in an elevated setting right at the hub of Pouto Point, this property captures expansive, impressive 180-degree views across the beautiful Kaipara Harbour. From the moment you step inside, the outlook takes centre stage, with the home thoughtfully positioned to maximise the views and capture those stunning sunrises that make every morning feel a little more special.

The open-plan living area creates a relaxed and inviting space, flowing seamlessly out onto the deck where you can sit back, soak up the scenery and enjoy the peaceful surroundings. With two bedrooms and one bathroom, the home offers comfortable, easy living, perfectly suited to a weekend escape or a more permanent change of pace.

Practicality is well catered for too, with ample parking, a single garage complete with power and a concrete floor, plus a second garage currently used for storage — providing plenty of room for all the extras that come with a coastal lifestyle.

And when it comes to location, it's hard to beat. With Pouto Wharf nearby and easy access to the beach, you'll have the freedom to get the boat out, spend your days exploring the coastline or simply enjoy everything that beachside living has to offer.

Whether you're searching for the perfect Kiwi bach, a peaceful place to retire, or simply an escape from the demands of everyday life, this property offers the opportunity to slow down, breathe out and embrace a more relaxed way of living. After 28 years, it's time for a new chapter — and perhaps this is where yours begins.





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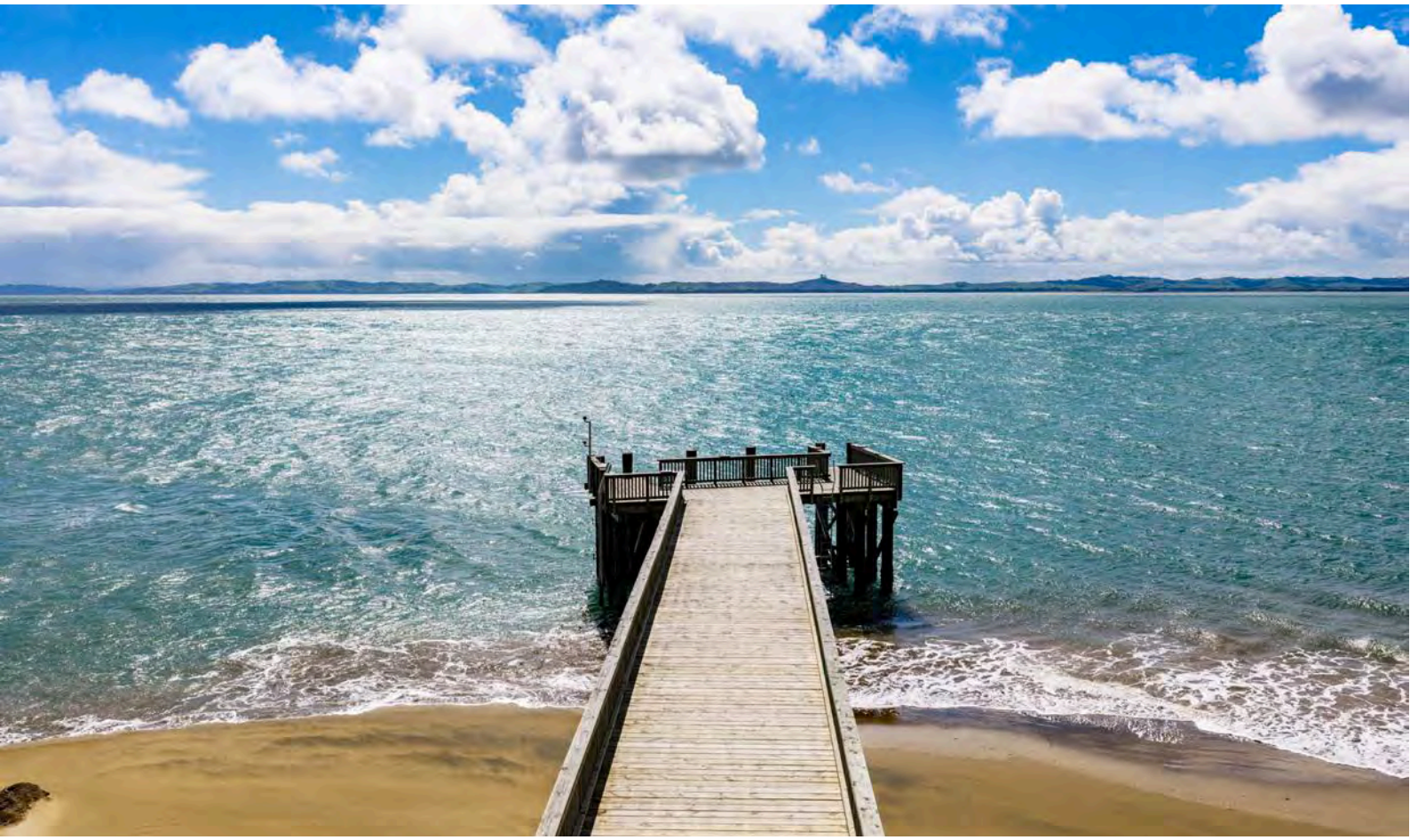
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LINDA
PINOT





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KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Section 43 Block II Okaka Survey District on Title NA20B/258
CV	$625,000
RATES	$2,593.33
LAND AREA	97sqm
FLOOR AREA	814sqm
NO. OF LIVING AREAS	One open-plan living area - kitchen, dining and lounge
BEDROOMS	Two
BATHROOMS/TOILETS	One
PARKING	Two garages and plenty of off-street parking
DATE BUILT	Original 1970's but renovated extensively in the 2000s
CLADDING	Weatherboard
ROOF	Aluminium (original) and iron (10-12years old)
FLOOR	Carpet and vinyl
JOINERY	Aluminium
INSULATION	Ceiling and walls in the extension
HEATING	None
WATER HEATING	Hot water cylinder in kitchen cupboard
WATER SOURCE	Water tank - 25,000L
WASTE	Septic tank
INTERNET	Starlink (Wireless or satellite available)

CHATTELS	Window coverings - new, Electric stove, Fixed floor coverings, Light fittings, Refrigerator, Smoke detectors x2, Queen bed, Lounge suite, Dining table, Chairs x2, Washing machine, Kitchen utensils, Air fryer, Microwave, Water pump, TV cabinet, TV, Fully furnished

LEGAL TITLE

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	**NA20B/258**
Land Registration District	**North Auckland**
Date Issued	05 February 1971

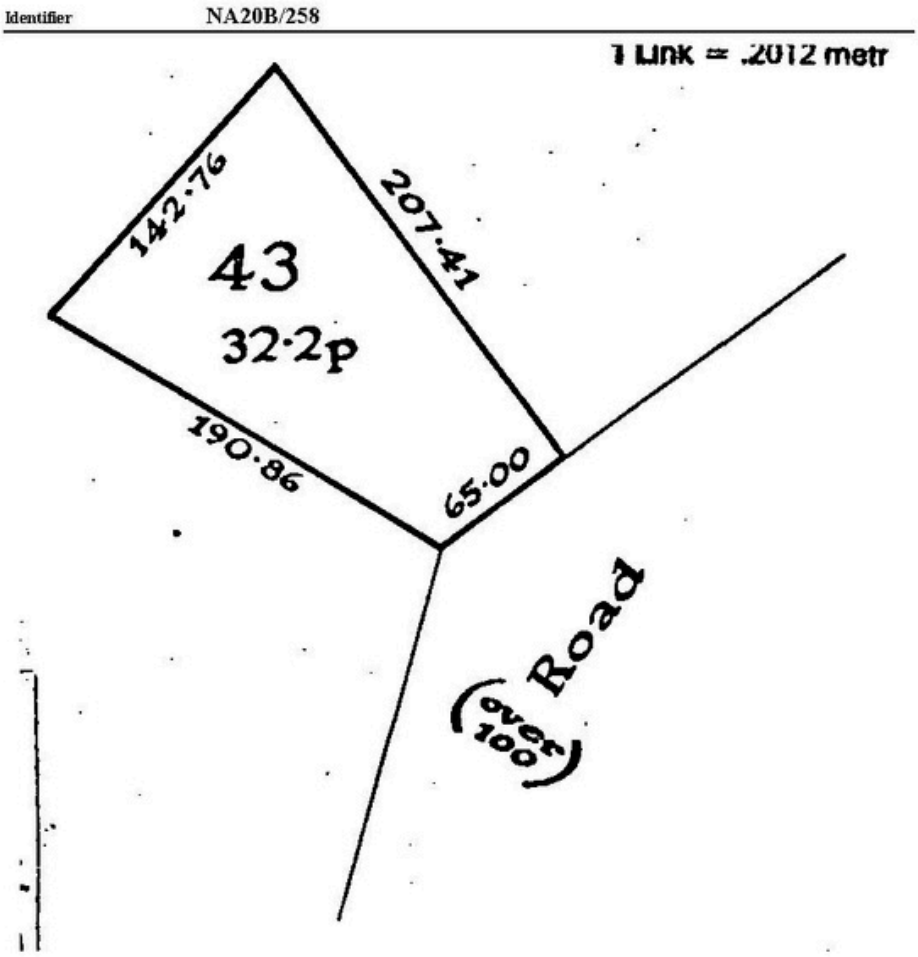
Prior References
NAPR3/265

Estate	Fee Simple
Area	814 square metres more or less
Legal Description	Section 43 Block II Okaka Survey District
Registered Owners	
Graham David Wheeler	

Interests
Subject to Section 59 Land Act 1948

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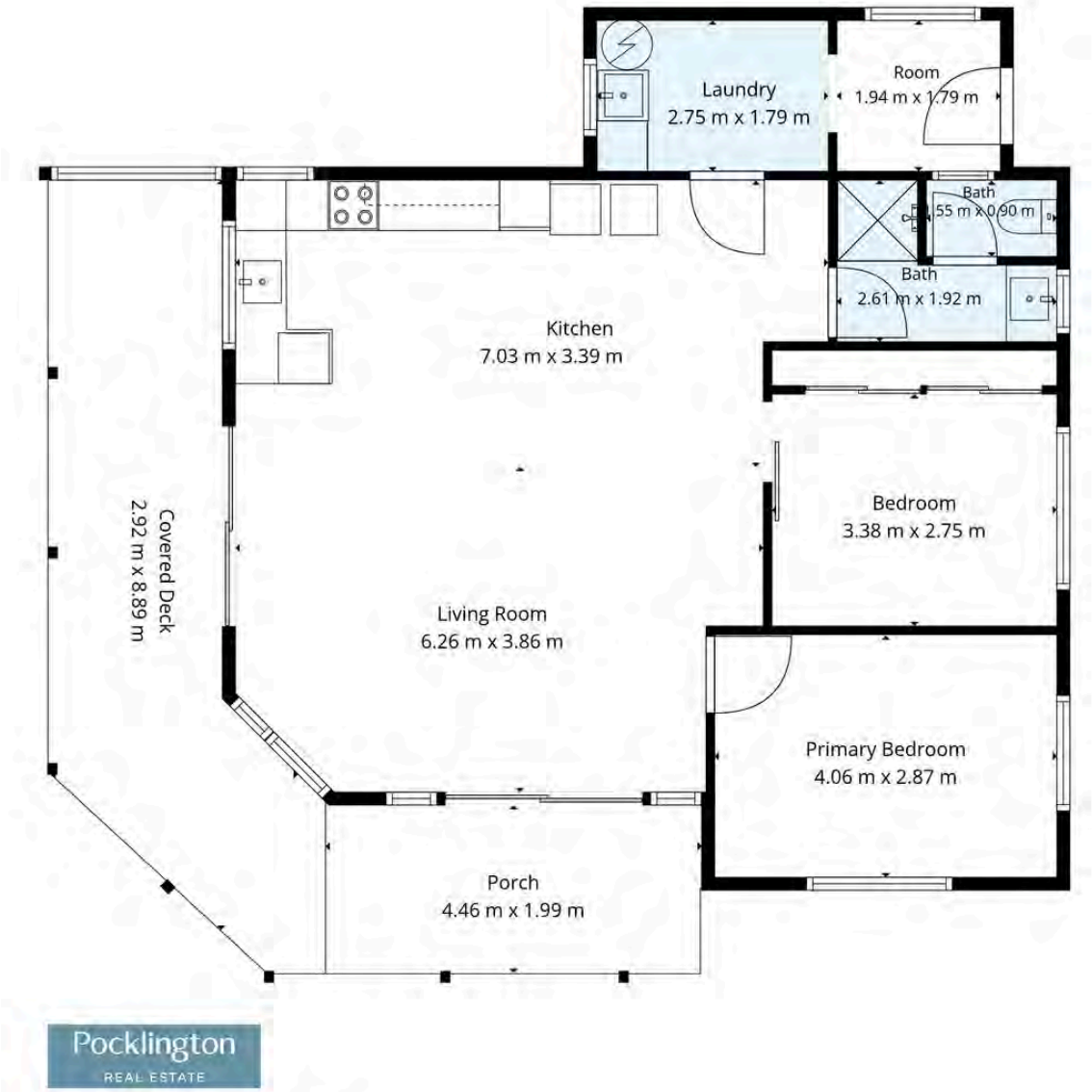
LEGAL TITLE



Transaction ID 10550462
Client Reference Quickmap

Guaranteed Search Copy Dated 19/10/26 11:00 am, Page 2 of 2
Register Only

FLOOR PLAN



Measurements are taken from the widest point of each room and are indicitive only.
Plans should not be relied on and interested parties should make their own enquiries.

RENTAL APPRAISAL



Rental appraisal

6575 Pouto Road, Te Kopuru, Dargaville

2 1 2 97m²

With views as far as the eye can see, what is not to like about 6575 Pouto Road, with great fishing during the summer months, a neat little community, you wouldn't want to leave. Got the kids, great, send them to Pouto Primary School, school buses going pass up to Dargaville the teenagers won't miss out either.

Rental details

Current market value (p/w)
$540-$580

Type
House

Date
October 19, 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.

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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.

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



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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