Property Brochure

3 North Avenue, Mangawhai Heads



ST JAMES + CO



A Coastal Classic with Room for Family & Friends

4 2 3 938m2 116m2

Rarely does an opportunity arise to secure property in such a prime Mangawhai Heads location.

Located in the iconic Golden Circle, 3 North Avenue captures the relaxed, quintessentially coastal feel that makes a Mangawhai bach so appealing, while offering an enviable combination of space and flexibility. With a well-designed main home, a separate studio and a single garage, there is plenty of room for family, guests and the essentials that come with life by the coast.

The main home welcomes you through a spacious tiled entrance, with a feature window drawing natural light inside. The open-plan kitchen, dining and lounge creates an easy central gathering space, opening to a north-facing deck through two sets of bi-fold doors. The main living space features a heat pump for year-round comfort, with a conveniently positioned powder room alongside. Three bedrooms, each with wardrobes, are supported by a bathroom with shower and vanity, a separate powder room and hallway storage. The living space can be closed off from the bedroom wing when desired.

Adding valuable versatility, the separate studio provides its own kitchenette, lounge and dining area, along with a private bedroom and bathroom with shower, vanity and toilet. The larger living space is currently configured to accommodate additional sleeping, making it well suited to extended family members, whether living full time or visiting for holidays. Alternatively, the studio could provide comfortable guest accommodation or be rented long term, offering the potential for an additional income stream.

The single garage adds further practicality, with ample space to store kayaks, paddleboards and all the water toys that come with enjoying the Mangawhai lifestyle, as well as a laundry. Behind the garage, a dedicated fish-washing area caters perfectly to the coastal lifestyle.

The corner section is fully fenced and gated, with low-maintenance grounds offering space to enjoy without extensive upkeep. There is ample room for pets, outdoor activities and everything you need to enjoy the Mangawhai lifestyle.

The estuary is within easy walking distance, as is Mangawhai Golf Club and Mangawhai Heads shops with its cafés, restaurants and retail. It's a location where everyday convenience meets an enviable coastal lifestyle.

With its combination of accommodation, flexibility and location, 3 North Avenue is a property to experience for yourself. Get in touch to view today.

Auction (unless sold prior): 1pm Saturday 21 November 2026 onsite at the property.



STEPHYN ST JAMES

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Property details

PRICE	Auction Saturday 21st November 1pm (unless sold prior)
BEDROOM	4
BATHROOM	2
FLOOR AREA	116m2
LAND	938m2

Legal & Council

LOCATION	3 North Avenue, MANGAWHAI HEADS
LEGAL DESCRIPTION	Lot 109 DP 44640
CERTIFICATE OF TITLE	NA17A/234
ESTATE	Freehold
LAND AREA	938m2

TERRITORIAL AUTHORITY	Kaipara District Council
ZONE	9A Residential
RATING VALUATION	$1,150,000
RATES	$6,131.01

Chattels

window treatments, clothesline, dishwasher, electric stove, gas hob/cooktop, fixed floor coverings, heat pump (1), infinity water heating systems, light fittings, refrigerators (3), and smoke detectors (4).





































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	**NA17A/234**
Land Registration District	**North Auckland**
Date Issued	03 April 1968

Prior References
NA1503/23

Estate	Fee Simple
Area	938 square metres more or less
Legal Description	Lot 109 Deposited Plan 44640
Registered Owners	

Terence Keith Moore and Jeanette Moore

Interests

FLOOR PLAN



3 North Avenue, **Mangawhai Heads**

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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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ST JAMES + CO

TESTIMONIALS

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

SELLER

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

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Real Estate that feels like **Home**

ST JAMES + CO

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