Property Brochure

3 Sunrise Lane, Mangawhai Heads



ST JAMES + CO



More Space. More Options. More Opportunity

3 3 6 4000m2 198m2

Set on a generous 4,000sqm (more or less) section, this property combines spacious family living, a separate studio and further scope to explore, bringing together flexibility, privacy and potential in a quiet Mangawhai setting.

The main home is designed for comfortable family living, with three generous bedrooms, including a master suite with direct access to the wrap around deck, a walk-in wardrobe and ensuite with walk-in tiled shower. Two further bedrooms each have built-in wardrobes, while the oversized family bathroom caters to everyday needs. A cleverly concealed office nook provides a practical space to work or study, while two oversized storage cupboards in the entrance hallway offer an impressive amount of additional storage.

Open-plan living brings the lounge, dining and kitchen together, flowing out to a north-facing wrap-around timber deck. Enjoy views towards the Brynderwyns, gather with family and friends outdoors, or settle in beside the gas fire in the living area during the cooler months. Double glazing, a DVS system and a carpeted double garage with laundry add to the home's everyday comfort and practicality.

The separate studio adds valuable flexibility, offering generous living space alongside a garage/workshop with ceiling storage access. Ideal for extended family, teenagers seeking their own space or a dedicated work-from-home setup, it provides versatility to suit a range of needs. A further separate building features a bathroom and laundry.

Set down a quiet laneway, the location offers a relaxed setting for family life, with children able to walk to the end of Jack Boyd Drive to catch the school bus. Mangawhai Heads surf beach, local shops and everyday amenities are just a short drive away.

There is also potential to explore a subdivision, with compliance approval having previously been obtained. Note: any proposed subdivision would remain subject to the necessary Council approvals and requirements.

With room for everyone, flexibility for the future and possibilities to explore, this is a property worth seeing for yourself. Get in touch to arrange your viewing and discover what this Mangawhai opportunity could offer.

Deadline Sale Thursday 19th November 3pm (unless sold prior).



STEPHYN ST JAMES

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Property details

PRICE	Deadline Sale Thursday 19th November 3pm (unless sold prior)
BEDROOM	3
BATHROOM	3
FLOOR AREA	198m2
LAND	4000m2

Legal & Council

LOCATION	3 Sunrise Lane, MANGAWHAI HEADS
LEGAL DESCRIPTION	Lot 2 DP 347150
CERTIFICATE OF TITLE	193722
ESTATE	Freehold
LAND AREA	4000m2

TERRITORIAL AUTHORITY	KDC
ZONE	9A Residential
RATING VALUATION	$1,460,000
RATES	$5,108.46

Chattels

auto garage door opener (1) and remotes (2), window treatments, clothesline, dishwasher, electric oven, gas hob/cooktop, extractor fan (2) - bathroom, fixed floor coverings, garden shed, heated towel rail(s) (2), light fittings, range hood, refrigerator, security system (unmonitored and decommissioned), smoke detector(s) (3), tv brackets, dvs ventilation system. tv and soundbar in lounge, Unwarranted chattels outdoor spa, arlo security camera not wired in, ride on mower and trailer.





































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 **193722**

Land Registration District **North Auckland**

Date Issued 19 December 2005

Prior References
NA111D/918

Estate Fee Simple

Area 4000 square metres more or less

Legal Description Lot 2 Deposited Plan 347150

Registered Owners
Hamish Richard Townshend, Hannah Susan Millow and CLM Trustees 2018 Limited

Interests

Subject to Section 59 Land Act 1948

Fencing Covenant in Transfer D323004.2 - 22.10.1998 at 11.27 am

6694939.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 19.12.2005 at 9:00 am

Subject to a right of way over part marked I on DP 347150 created by Easement Instrument 6694939.4 - 19.12.2005 at 9:00 am

Appurtenant hereto is a right of way created by Easement Instrument 6694939.4 - 19.12.2005 at 9:00 am

The easements created by Easement Instrument 6694939.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications and computer media over part marked I on DP 347150 in favour of Telecom New Zealand Limited created by Easement Instrument 6694939.5 - 19.12.2005 at 9:00 am

The easements created by Easement Instrument 6694939.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey and transmit electrical power over part marked I on DP 347150 in favour of Northpower Limited created by Easement Instrument 6694939.6 - 19.12.2005 at 9:00 am

The easements created by Easement Instrument 6694939.6 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way over part marked G on DP 459144 created by Easement Instrument 9674845.3 - 19.3.2014 at 11:57 am

The easements created by Easement Instrument 9674845.3 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to drain sewage and water over part marked G on DP 560531 in favour of Kaipara District Council created by Easement Instrument 12073945.5 - 5.8.2021 at 2:58 pm

The easements created by Easement Instrument 12073945.5 are subject to Section 243 (a) Resource Management Act 1991

12334505.7 Mortgage to Bank of New Zealand - 21.12.2021 at 4:48 pm

FLOOR PLAN



3 Sunrise Lane, **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.



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.

STEPHYN ST JAMES

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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

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

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

VISIT OUR WEBSITE TO SEE MORE





Real Estate that feels like **Home**

ST JAMES + CO

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