PROPERTY BROCHURE

20 Bledisloe Street, Ruawai



Pocklington

REAL ESTATE



Private and peaceful

3 1 1 2 90m² 1,114m²

Tucked away at the end of a quiet cul-de-sac in Ruawai, this property offers privacy, space and plenty of room to make it your own. Set well back from the road and down a long driveway, you'll enjoy a sense of peace and seclusion from the moment you arrive.

Built in the 1970s, this home offers three bedrooms and one bathroom, set on a generous 1,114m² (more or less) section with plenty of space to enjoy. Off the lounge, you'll also find a lovely sunroom, providing an additional space to relax, unwind and soak up the sunshine.

Whether you're looking for a comfortable place to call home, a property with room for the family, or an opportunity to add your own touches, there's plenty of potential here.

For those needing extra storage and parking, this property certainly delivers! A double garage complete with power and a concrete floor provides excellent storage or workshop space. There's also ample off-street parking, including a single carport – ideal for parking the boat or caravan – along with a separate double attached carport.

With its private setting, generous grounds, sunroom and impressive parking options, this Ruawai property offers space, practicality and opportunity in one appealing package.

If space, privacy and room for all the toys are on your wish list, this one is well worth a look!





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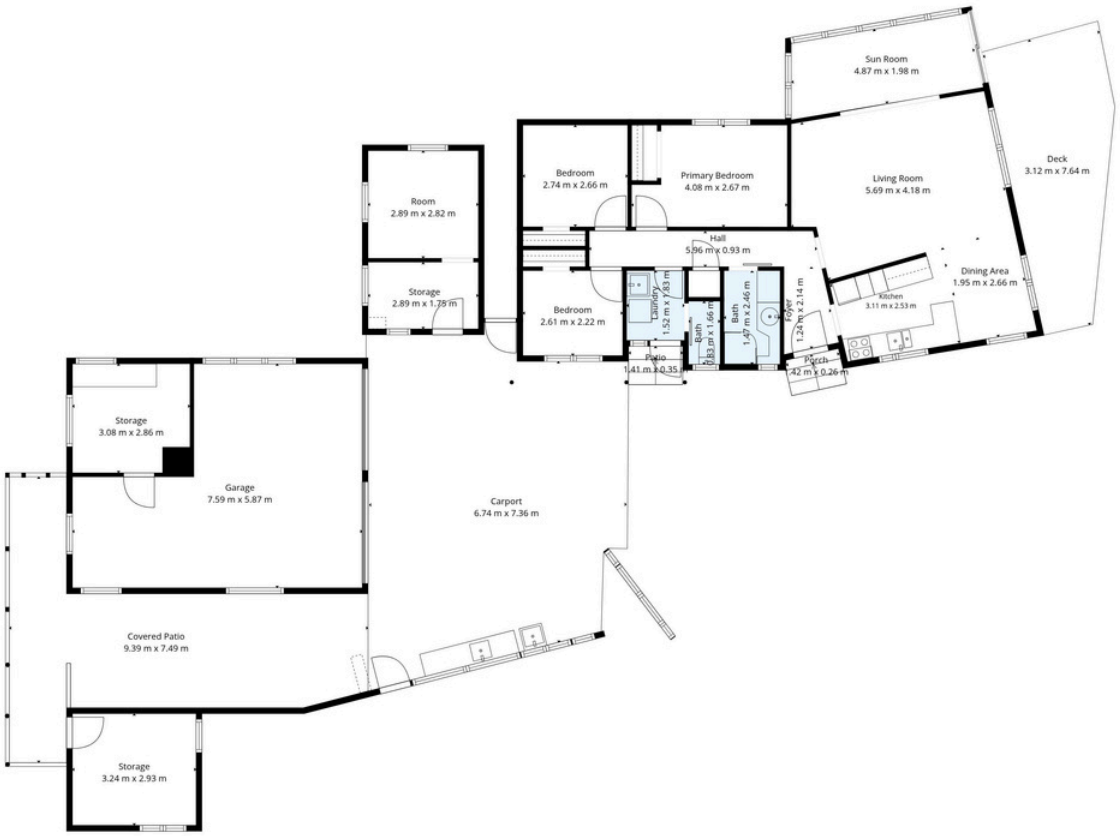




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FLOOR PLAN



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20 Bledisloe Street, Ruawai

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

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 7 Deposited Plan 85227 as in Title NA41C/141
CV	$430,000
RATES	$2,692.54
LAND AREA	1,114sqm (more or less)
FLOOR AREA	90sqm
NO. OF LIVING AREAS	One open-plan living area
BEDROOMS	Three bedrooms plus a sleepout
BATHROOMS/TOILETS	One
PARKING	Double garage plus two carports and off-street parking
DATE BUILT	1970s
CLADDING	Fibrolite
ROOF	Iron
FLOOR	Carpet and vinyl
JOINERY	Aluminium
INSULATION	Ceiling and floor
HEATING	Heatpump
WATER HEATING	Electric
WATER SOURCE	Town supply
WASTE	Town septic
INTERNET	Fibre

CHATTELS	Clothesline, Electric oven, Electric Stove, Extractor fan, Heat pump and remote x1, Heat transfer system, Rangehood, Smoke detectors, Ventilation system, Light fittings, Fixed floor coverings, Window coverings, Solar panels “as is where is”

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	**NA41C/141**
Land Registration District	**North Auckland**
Date Issued	23 March 1978

Prior References
NA23A/438

Estate	Fee Simple
Area	1114 square metres more or less
Legal Description	Lot 7 Deposited Plan 85227
Registered Owners	

Keanu Dean Marychurch-Townsend

Interests

Subject to Part IV A Conservation Act 1987

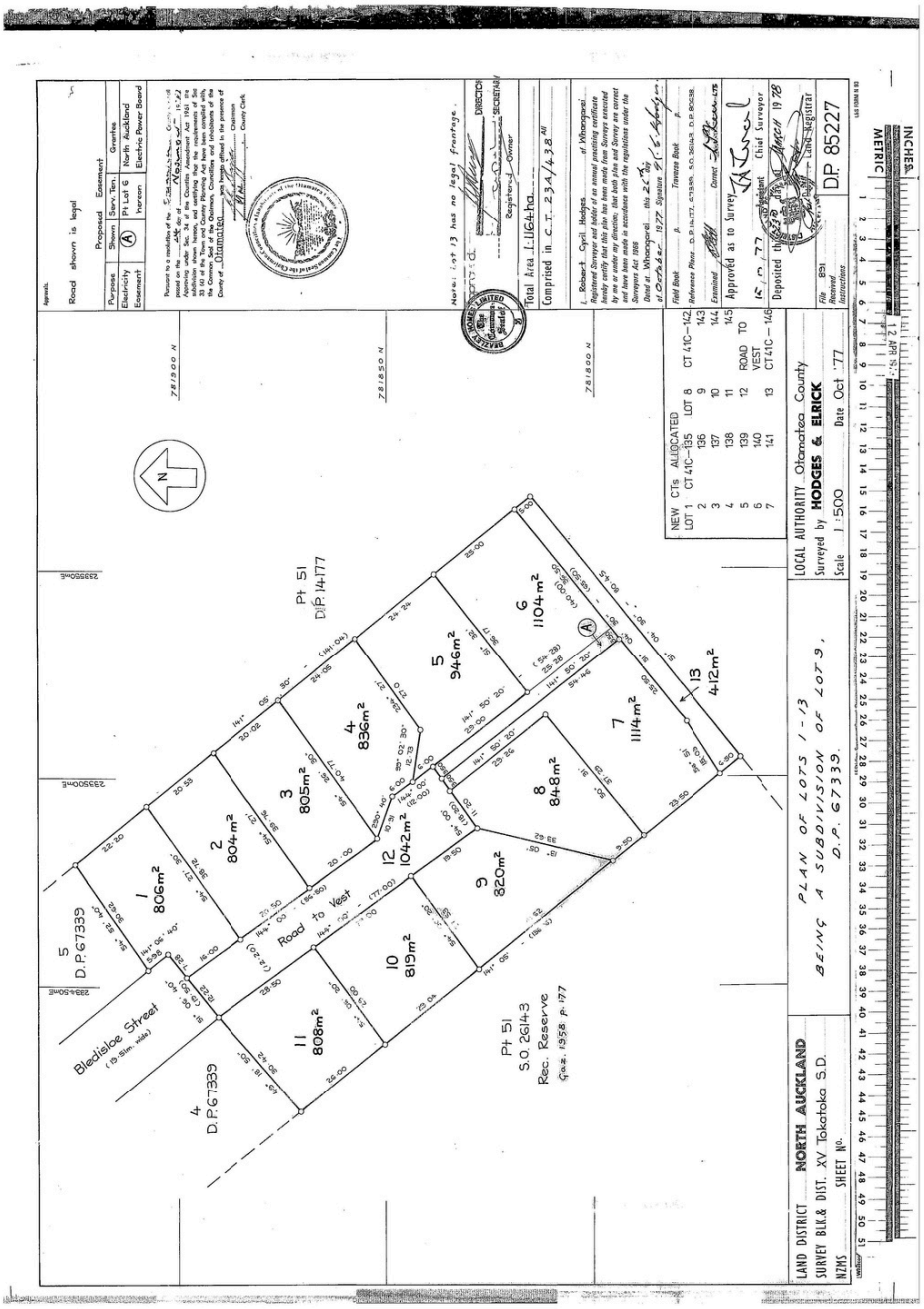
Subject to Section 11 Crown Minerals Act 1991

13381009.3 Mortgage to Westpac New Zealand Limited - 28.8.2025 at 2:21 pm

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LEGAL TITLE

Identifier **NA41C/141**



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REAL ESTATE

RENTAL APPRAISAL



Rental appraisal

20 Bledisloe Street, Ruawai, Kaipara District

Three-bedroom, one-bathroom house with three-car space, 90sqm of floor area and 1,114sqm of land. Located in Ruawai, close to State Highway 12 and the Kaipara Harbour. Ruawai School and College, are a short drive. Local shops are all walking distance.

3 1 3 90m²

Rental details

Current market value (p/w)
$520-$580

Type
House

Date
November 5, 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.

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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NOTES

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